

Housing Studies Association 30th Anniversary Annual Conference 2021

Preparing for the future and
learning from the past



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WELCOME TO THE HSA ANNUAL CONFERENCE

This is not just any HSA conference. This is a special 30th Anniversary HSA conference. Since its establishment in 1991 the HSA has been bringing together academics, policy makers, practitioners and researchers to exchange ideas and debate the issues that impact housing in its various guises. This year we are taking the opportunity to take the long view and the conference theme 'Preparing for the future and learning from the past' is not only inspired by our 30th celebrations but also the necessity for provoking new conversations about the role housing plays in a post-pandemic future.

The challenges facing housing have only become more complex, but pathways forward can often be found in the past. We hope that by bringing together esteemed and established colleagues with those who represent new and emerging voices in this conference can help provide an environment for housing studies to respond to the challenges before us.

I am hugely grateful to the organisers of this year's conference Richard Dunning (University of Liverpool), Regina Serpa (University of Stirling/University of Leiden) and Ian Wilson (Sheffield Hallam University) for their leadership in curating the programme. Once again we have drawn on the professionalism and unshakable support of Miranda Keast for helping organise and manage the delivery of the conference. This year we are proud to have worked with a range of partners and sponsors in developing the programme. I would particularly like to thank our sponsors: the UK Collaborative Centre for Housing Evidence (CaCHE), the *International Journal of Housing Policy and Housing Studies* and the Scottish Federation of Housing Associations are supporting our plenary sessions.

The HSA has long prided itself on providing a welcoming and supportive environment for early career researchers, something that is made all the easier by the high calibre of new researchers working on housing issues. We have been delighted to provide fee waivers for all ECRs for the conference this year. We are working closely with CaCHE to increase our collective support to ECRs and we will continue to communicate this support across the year. We are really pleased that the Valerie Karn Prize - awarded for the best paper by an early career housing researcher – will be awarded and recognised during the conference.

I just want to pass on my gratitude, and that of the Executive Committee, for your continued support of the HSA. The HSA's core aim is to promote housing studies and build links between housing researchers and professionals, so it is wonderful to still be able to welcome delegates from across the UK and overseas. It's also hugely gratifying to see both new and returning housing professionals and practitioners register for the events. As a voluntary led organisation we are indebted to your support. It is our Annual General Meeting on Friday 16th where members have the opportunity to hear from us about the state of the association, please do join us if you can.

Whilst it's so good to have the HSA conference back in its traditional April position in the calendar we are looking to the future. Although, like everybody, we do so with some trepidation we do plan to return to a physical manifestation of the conference in Sheffield in April 2022. We will be able to say more on this nearer the time.

Thank you and, depending on when you have your hair appointments, I hope to see you all at the conference at some point. Enjoy!

Phil Brown (Chair, HSA)

Conference organisers

Each year the conference organisation is led by members of the HSA Executive Committee with the fantastic support of professional services colleagues from the University of Sheffield. This year's conference is convened by Richard Dunning, Regina Serpa and Ian Wilson.

Richard Dunning is a Lecturer in Planning at the University of Liverpool, where he teaches urban regeneration, housing and real estate economics. Richard's research focuses on understanding housing markets, with a particular emphasis on behavioural interpretations. This focus follows on from a PhD on owner-occupation search behaviour, research for DCLG on incentivising development and for the RICS on estate agent adaptations to changing technology and buyer and vendor behaviour. He thoroughly enjoys being a member of the HSA and has found the support for Early Career Researchers a particularly stimulating facet of the Association. His mind sometimes roams to road bikes and hill climbs. Richard was the Vice Chair for the HSA before taking over as Treasurer in April 2019.

Regina Serpa is a housing researcher and an RTPI chartered planner based in Scotland. She is currently a Primary Investigator on a comparative, three-country study of migrant homelessness - an ESRC funded postdoctoral research collaboration with Leiden Law School (Netherlands) and the University of Stirling. Previously, Regina practiced for several years as a consultant at a private research firm in Scotland in addition to teaching on the postgraduate Housing Studies programme at the University of Stirling. Formerly as a practitioner, she provided homelessness services at a Scottish local authority and practiced in planning at community development corporations in the American cities of Boston and Chicago. Her research and activities at the Van Vollenhoven Institute of Law at the University of Leiden focuses on international 'cimmigration' law - the convergence of criminal and immigration law. Regina joined the HSA in 2019 and serves as Membership Officer.

Ian Wilson is a Principal Research Fellow and the Deputy Director of the Centre for Regional Economic and Social Research (CRESR) at Sheffield Hallam University. His work aims to evaluate, understand and contribute to alleviating the housing inequalities experienced by people and communities. Ian has over 15 years of experience in undertaking applied policy research and evaluation. He has been principal or lead co-investigator on over 40 major research and evaluation projects for a range of commissioning bodies, including research councils and funders, UK Government departments and devolved administrations, local authorities, housing organisations, charities and private sector organisations. He has a broad experience and interests across fields including housing affordability, specialist older people housing, the interaction of housing and the benefits system and regeneration. Ian joined the HSA committee in 2017 and co-ordinates the Society's Valarie Karn prize for the best paper by an Early Career Researcher.

ABOUT THE HSA

Regardless of whether this may be your first conference or not, it's worth spending a few moments remembering what the Housing Studies Association is and why we are here.

The 1980s and 1990s saw significant growth in housing education; in academic research into housing; and in research conducted within a range of statutory, voluntary and private sectors. Following a successful housing research seminar programme, the Housing Studies Association was established in 1991 to provide a forum for the exchange of ideas and information among all those with interests in housing research and education. The Association has become established as the leading independent forum for the promotion of housing studies, embracing the interests of researchers and students across a broad range of organisations and academic disciplines. The HSA is a UK wide organisation with active membership throughout the country and well-established international links. Our aims are:

- to promote the study of housing
- to bring together researchers, practitioners and policy makers interested in housing research and education
- to encourage the practical application of social research to the field of housing studies
- to represent the interests of those researching or teaching housing studies in higher education to funding and development organisations, and to government

Our main activities are the annual conference, the autumn lecture and our member led events. The HSA has also developed an important role in representing the views and interests of the Housing Studies community to other bodies. As well as HEFCE/REF, this includes important research funding organisations such as the Economic and Social Research Council (ESRC), as well as government and independent funding agencies. The HSA is a member of the Academy of Learned Societies for the Social Sciences; it also liaises with other learned societies and with professional organisations such as the Chartered Institute of Housing. International links are also well developed, particularly with the European Network for Housing Research (ENHR).

The HSA is led by an elected committee of people who are involved in housing research and education. All members are eligible to stand for election to the committee. The committee is also able to be supported by a small number of co-opted members.

Membership of the HSA carries the option of a subscription to a number of journals at very advantageous rates, the most popular with members being the Housing Studies Journal. Members are also eligible to apply for financial bursaries for events and activities that support and promote housing research, and are encouraged to submit papers for the Valerie Karn Prize (subject to member eligibility).

Who should be a member of HSA?

Anyone who is interested in housing studies can join the association and we are keen to recruit members from across the housing studies community and throughout the UK, including:

- Students of vocational housing courses or those undertaking housing related post-graduate research;
- Academics with housing research interests;
- Researchers working in non-academic environments such as local government, the social housing movement, the voluntary sector, private sector housing agencies, government offices and arms-length agencies;

- Policy makers, practitioners and decision-takers across the housing community who are interested in research and in the application of research to policy and practice

Access to all the conference events are free to HSA members. To join the HSA, visit the [membership section](#) of our website.

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PROGRAMME

THE CONFERENCE AT A GLANCE

All times are in British Summer Time.

Pre-conference ECR Workshops: Tuesday 13 April

We are delighted that this year's HSA conference will begin with a half-day workshop for our Early Career Researcher (ECR) community. Those at the early stage of their career have always been central to the work of the HSA and ECR support has perhaps rarely been more paramount, with the pandemic making opportunities for networking and career development particularly difficult.

This workshop will provide an opportunity for ECRs to learn more about the format of the conference this year and the opportunities for involvement. It will provide a space for ECRs to meet new people and to start conversations that will hopefully continue across the conference and beyond. It will also be a fantastic opportunity to hear about the experiences of a number of guest speakers and seek their advice about a range of topics, including networking, research training opportunities, academic writing, getting published and how to make an impact with your research.

| Time | Session |
|-------------|---|
| 13:00-13:10 | Welcome and overview |
| 13:10-13:40 | Top Tips for Aspiring Housing Scholars (Training, Networking and Key Opportunities) |
| 13:40-14:30 | From PhD to Publications: Tips for Getting Published |
| 14:30-15:00 | Break |
| 15:00-15:40 | Research: Making an Impact |
| 15:40-16:00 | Informal Discussion and Close |

Speakers include:

- Dr Gareth Young (Knowledge Exchange and Impact Fellow, University of Sheffield)
- Dr Beth Watts (Senior Research Fellow, Heriot-Watt University)
- Lynne McMordie (PhD Researcher, Heriot-Watt University)
- Dr Chris Foye (Knowledge Exchange Associate, University of Glasgow)
- Dr Koldo Casla (Lecturer, University of Essex)
- Sophie Boobis (Head of Policy and Research, Homeless Link)

Day 1: Wednesday 14 April

| Time | Session |
|---|--|
| 08:00 - 09:00 | Opening Plenary |
| Sponsored by the International Journal of Housing Policy | Dr. Sophia Maalsen |
| 09:30-10:30 | Panel session |
| <p>Panel 1: Africa and Housing in the Decade of Action</p> <p>Organiser: African Research Network for Urbanization and Habitable Cities</p> | <ul style="list-style-type: none"> • Prof Timothy Nubi: Professor of Housing and Urban Regeneration, University of Lagos (Lead Speaker) • Prof John Ntema: Associate Professor in Human Settlement, University of Fort Hare, South Africa • Dr. Winnie Mwangi, F.I.S.K., Senior Lecturer and Land Administration Specialist • Dept. of Real Estate, University of Nairobi, • Dr. Felix Ajiola: Lecturer, Department of History and Strategic Studies, University of Lagos Akoka Lagos Nigeria. • Moderator: Dr Basirat Oyalowo, Lecturer and Housing Studies Researcher, University of Lagos |
| 10:45 - 11:45 | Paper session |
| Poverty, eviction and exclusion | <ul style="list-style-type: none"> • Aditi Kashyap: Housing the Extreme Income-Poor: Delhi's trials with methods and failures • Chester Arcilla: Beyond forced eviction and encroachment: Unmaking and remaking of urban subaltern homes within neoliberal urbanization • Penny Bernstock and Debbie Humphry: Intermediate Housing and Exclusion: A case study of so called affordable intermediate housing on London's Olympic Park |
| Affordability and insecurity | <ul style="list-style-type: none"> • Rod Hick, Marco Pomati & Mark Stephens: Housing affordability and poverty in Europe: A comparative quantitative analysis • Frances Brill: Looking beyond 'planning' for affordable housing • Rhiannon Williams, Andrew Bell, Elisabeth Garratt & Gwilym Pryce: Understanding the effect of Universal Credit on housing insecurity in England |
| <p>Ideology, concepts and coincidence</p> <p>Sponsored by Housing Studies</p> | <ul style="list-style-type: none"> • Tim White: 'The future of urban living': constructing the ideology of co-living • Craig Gurney: Bringing 'house' and 'home' into perfect coincidence: Contemporary remarks on Dr Mackenzie's (1900) lecture to the St James' Literary Society on the subject of "The working man's house: Its possibilities as a home" and related matters. • Helen Taylor: Housing precarity & creating a conception of the good life |
| 12:00 - 13:00 | Paper session |
| Health and the home | <ul style="list-style-type: none"> • Olimpia Mosteanu: Rethinking healthy housing standards in Britain and the United States: Embedding health (in)equity in housing |

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| | <ul style="list-style-type: none"> • Rachel Creaney: The role of smart homes in futureproofing the health of housing and older residents • Elena Marco: Stuff and Space in the Home: An Understanding of Material Possessions to Inform Spatial Storage Design |
| Communities and power | <ul style="list-style-type: none"> • Zheng Wang: Life after resettlement in urban China • Abi O'Connor: Britain's cheapest street: complexities of community building in Liverpool's £1 houses • Rhiannon Craft: Keeping the Peace, Providing the Essentials: Exploring a Policy Proposal for Community-led Solutions with Vehicle Dwellers in Bristol |
| Covid-19 | <ul style="list-style-type: none"> • Esma Aksoy Khurami and Ö. Burcu Özdemir Sarı: Housing state of the COVID-19 pandemic: The experience of private rented sector in a small-scale university town in Turkey • Becky Tunstall: Staying at home, getting infected at home • Adriana Mihaela Soaita: Covid19 and everyday tenant activism |
| 13:00 - 13:45 | Lunch (home stretch session) |
| 13:45 - 14:45 | Paper session |
| Financing and valuing commodified housing | <ul style="list-style-type: none"> • Rex McKenzie, Rowland Atkinson, Sharda Rozena and Andrea Ingianni: Housing wealth chains and the extraction of value from a deprived city • Bence Kováts: Do easily accessible mortgages relieve families from providing intergenerational support in housing? The case of Hungary |
| Homelessness 1 | <ul style="list-style-type: none"> • Hugh Russell and Jemma Bridgeman: Community Hosting as a Preventative Approach to Youth Homelessness in Wales • Martina McAuley: Avoiding the Revolving Door: is the private rented sector in Northern Ireland suitable for discharging the homeless duty? • Jemma Bridgeman: The Supportive Role of Construction Employment in Preventing Youth Homelessness: A Capability Empowerment Approach |
| Sustainable homes, markets and systems | <ul style="list-style-type: none"> • Nick Bailey, Mark Livingston & Yang Wang Jing Yao: Urban housing markets after the pandemic: evidence from British cities • Basirat Oyalowo: Rethinking housing policy transfer for a sustainable future • Anna Clarke & Terry Jones: How have the sustainability agenda and Covid-19 pandemic changed what homebuyers want? |
| 14:50 - 15:50 | Paper session |
| Homelessness 2 | <ul style="list-style-type: none"> • Chris Devany, Alexandra Black, Jill Dickinson and Vicky Heap: Understanding the impact of anti-social behaviour tools and powers on street sleeping homeless people • Edith England: 'I do actually care': Frontline worker resisting and subverting commodified affect within the newly conditionalised Welsh homelessness system • Katie Colliver: Reprioritisation? Normative impacts on the policy responses to single homeless people in England, Scotland and Wales |

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| Ownership and supply | <ul style="list-style-type: none"> Quintin Bradley: The calculative practices of housing supply: what's counted and what counts Peter Williams: Shared Ownership; past success and future prospects? |
| Begging and abuse | <ul style="list-style-type: none"> Oliver Bowling: Understanding the causes of begging: a call to reframe the issue Annette Hastings, Alice Earley & Mhairi Mackenzie: Domestic Abuse and Housing: Connections and Disconnections in the pre-Covid-19 policy world |
| 17:00 – 18:00 | Plenary: "The past is a foreign country, they do things differently there": What is it we seek from housing history? |
| Sponsored by the Housing Studies Charitable Trust | Professor Douglas Robertson |
| 19:00 – 21:00 | Evening Challenge |

Day 2: Thursday 15 April

| Time | Session |
|---|---|
| 09:30 - 10:30 | Panels and lightning sessions |
| Panel 2: Planning for pets in housing | <ul style="list-style-type: none"> Dr Elizabeth Ormerod, BVMS CF, Chairman of SCAS, Vice President IAHAIO, Founder and Vice President Canine Partners and Trustee of Our Special Friends Debbie Rook, LL.B, LL.M, Fellow of the Higher Education Authority, Principal lecturer in Law at Northumbria University, Newcastle upon Tyne, Member of SCAS Helen Brooks, Senior Lecturer in Health Services Research at the University of Manchester. BSc (hons), MRes, PhD. SCAS Trustee, Chair of the SCAS Research Working Group Wendy Stone, Professor of Housing and Social Policy, Swinburne University of Technology |
| Panel 3: Centre for Homelessness Impact | <ul style="list-style-type: none"> Opening up the doors to the PRS - results from two trials nudging landlords to let to people receiving benefits |
| Lightning session A | <ul style="list-style-type: none"> Marie Houghton: What house sharing can show us about the need to challenge traditional understandings of home Rachel Creaney: The place of multi-modal ethnographic methods within housing research Robert Amato Lastman: What do we know about UK mobile home communities, and how might they impact the future of housing? Elizabeth O'Hara: Housing Rights and Wrongs: a reflection on housing advice & remedies Fiona Powell: Examining the impact of student housing in the privately rented sector on estranged students – an introduction |
| 10:45 - 11:45 | Paper session |

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| Home and hostels Sponsored by Housing Studies | <ul style="list-style-type: none"> • Lynne McMordie: Hostel Accommodation: intentions and tendencies • Matt Howell & Jenny Hoolachan: Homeless Hostels as Contradictory Environments • Fiona Long: Why study Interaction within a Homeless Hostel? |
| Binary solo | <ul style="list-style-type: none"> • Rae Dufty-Jones: Assembling housing research using digital data • Chris Foye & Alex Marsh: Yougov: the role of polls in framing private rent arrears during the pandemic • Rory Coulter, Joanna Kuleszo & Paul Longley: Linking consumer data to understand residential mobility and housing careers: Progress, potential and pitfalls |
| Policy learning | <ul style="list-style-type: none"> • Alex Marsh: Housing policy, temporalities and knowledge • Ken Gibb: Learning from failure: illustrations of housing policy failure over two decades • Craig Gurney: Cold case or hot topic? On the rediscovery of “social murder” in housing studies. |
| 12:00 - 13:00 | Paper session |
| Change and historicism | <ul style="list-style-type: none"> • Stewart Smyth: The Past, Present and Future of Public Housing in Northern Ireland • Carl Makin: Back to the future: the changing world of social housing regulation • Tony Manzi: The Prosperity of Historicism: Understanding Culture, Context and Chronology in Housing Studies |
| Sustainability | <ul style="list-style-type: none"> • Caroline Duvier & Crina Oltean-Dumbrava: From ancient to modern sustainability • Claire Brown: Can Social Housing be Climate Resilient? • Toru Kurahashi: Vacant Dwellings, Deprivation and House Price Appreciation in England |
| Influencers and housing change | <ul style="list-style-type: none"> • Antoine Paccoud: Landowners vs property developers: land, apartments and profits in Dudelange (1964-2018) • Maedhbh Nic Lochlainn: We only want the earth: Digital/material tactics and learning in post-crash Dublin housing activism • Bilge Serin & Sarah Payne: The Social Life of Modular Construction: Business Models, Regulatory Practices, Consumers |
| 13:00 - 13:45 | Lunch (home stretch session) |
| 13:45 - 14:45 | Panels and lightning sessions |
| Panel 4: Estate Regeneration and its Discontents: Public Housing, Place and Inequality in London | <ul style="list-style-type: none"> • Prof. Paul Watt, Birkbeck, University of London • Stewart Smyth, University of Birmingham • Mara Ferreri, Northumbria University • Zheng Wang, University of Sheffield |
| Panel 5: ‘They know they can get away with it’: housing development, divergent goals and the limits to trust | <ul style="list-style-type: none"> • Hannah Hickman, Senior Research Fellow, University of the West of England and Dr Katie McClymont, Senior Lecturer, University of the West of England (joint panel hosts) • Dr Phil O’Brien, Lecturer in Real Estate and Urban/Housing Economics, University of Glasgow |

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| | <ul style="list-style-type: none"> • Dr. Johanna Lilius, Postdoctoral Researcher, Department of Architecture, Aalto University in Helsinki, Finland • Dr. Orly Linovski, Assistant Professor, Department of City Planning, University of Manitoba, Canada • Barry Williams, Urban Design Director, Barton Willmore |
| Panel 6: Centre for Homelessness Impact | <ul style="list-style-type: none"> • Homelessness evidence and data tool workshop |
| Lightning Session B | <ul style="list-style-type: none"> • Gerald Koessl: The role of housing association in urban-rural dynamics in Austria • Peter Shanks: Conceptualising Hybridity: Corporate Governance Responses to Social and Commercial Logics in the Northern Ireland Housing Association Sector • Glenn Lauren Moore: The state, financialisation, and housing: a critical evaluation and a call for historical specificity and the long view • Helen Brown: A home for life? Utilising visual methods to better understand home and neighbourhood in later life • Melissa Perri & Patricia O'Campo: A Gap in Knowledge Surrounding Urban Housing Interventions: A Call for Gender-Redistribution • Danielle Butler: Communicating Energy Vulnerability: An exploration of energy advice within and beyond formal settings |
| 14:50 - 13:50 | Paper session |
| Theorising regulation and the (ir)regular | <ul style="list-style-type: none"> • Rene van de Lustgraaf: New realism in social housing; towards a ontological pluralism of social housing; rereading Heidegger's dwelling building Thinking • David Cowan, Alex Marsh and Jennifer Harris: Licensing as governance: The case of the private rented sector • David Clapham: The building site as an inhabitation practice |
| Professionalism in rented housing | <ul style="list-style-type: none"> • Kim McKee, Steve Rolfe, Tom Simcock, Julie Feather, Jenny Hoolachan: Making a rented house a home: the role of landlords and letting agents • Tom Simcock: Professionalism, misconduct and social responsibility in the private rented sector • Ruth Lucas: The Housing Crisis and Redefining the Role of the Housing Professional |
| Welfare and housing nexus | <ul style="list-style-type: none"> • Paul Watt: Revisiting residualisation: social housing, private renting and the real tenure of last resort • Niamh Costello: Social Housing as a site of Welfare Access: Anomaly or Ambition? • Paul Watt & Martin Wicks: Back to the future in local authority housing? Grant funding, the HRA and Local Housing Companies |
| 16:00 - 17:30 | Plenary: The future of community housing |
| Sponsored by the UK Collaborative Centre for Housing Evidence and the Scottish Federation of Housing Associations | Featuring: <ul style="list-style-type: none"> • Lisa Bates • Mary Taylor • Tom Chance |

PLENARY SESSIONS

Opening Plenary: Wednesday 14th April 2021
8:00-9:00

DR SOPHIA MAALSEN



Sophia Maalsen is a senior lecturer and the Ian Fell Post-doctoral Research Fellow at the University of Sydney, where she is researching the role of technology in 'smart homes' as a locus to address future environmental and social challenges. Prior to joining the University of Sydney, Sophia was a postdoctoral researcher on the EU funded Programmable City Project where she investigated the digital transformation of cities and urban governance. In particular, she worked on the development of the Dublin Dashboard, a city metrics indicator designed to provide Dublin City Council and the residents of Dublin with real-time and relevant data on the City's performance. Sophia has also worked in the Enabling Built Environments Program at the University of New South Wales, specifically on a project that investigated how and why people with a disability were undertaking DIY home modifications. Her particular expertise is in understanding the intersection of the material, digital and the human and how this effects lived experience.

This plenary is kindly sponsored by:

INTERNATIONAL JOURNAL OF
Housing Policy

Plenary: Wednesday 14th April 2021
17:00-18:00

"The past is a foreign country, they do things differently there: What is it we seek from housing history?"

PROFESSOR DOUGLAS ROBERTSON



Professor Douglas Robertson's research expertise focuses on sociological understandings of place, belonging and identity, examining how these interact and influence society, particularly in relation to both social and housing policies at both local and national scales. Having spent most of his teaching career to date contributing to post-graduate MSc / Diploma in Housing Studies, following a five year term as Head of School, he moved over to teach undergraduate Sociology and Social Policy. So having joined the School as its youngest lecturer on 1st September 1988, he now finds himself being the second longest serving member of the academic staff. Hobbies: sustainable cycling, thoughtful photography, purposeful hill walking, passive politics, challenging gardening and satisfying slow cooking.

This plenary is kindly sponsored by:



Plenary: Thursday 15th April 2021
16:00-17:30

The future of community housing

The speakers are:

MARY TAYLOR



Over a career spanning over 40 years Mary has worked in frontline housing management and development in Scotland, managed housing organisations, taught students, researched (primarily stock transfer), consulted and advised. She retired from full time work in 2017 as CEO of the SFHA after a seven year stint, having spent the previous 20 at the University of Stirling. Latterly she has been supporting Housing Europe and UNECE with the promotion of affordable housing across the European region, particularly in eastern Europe.

LISA BATES



Lisa K. Bates, PhD is Associate Professor at Portland State University in the Toulon School of Urban Studies and Planning and is a Portland Professor in Innovative Housing Policy. She is also affiliated with PSU's Black Studies department. Her scholarship focuses on housing and community development policy and planning. Her research and practice aims to dismantle institutional racism and to build new models for emancipatory planning practices. Recognition of her work includes the [2019 UAA-SAGE](#)

[Marilyn J. Gittell Activist Scholar Award](#) and the [2016 Dale Prize](#) for scholarship advancing community self-determination and racial justice.

TOM CHANCE

Tom joined the National CLT Network in May 2016 and now leads on the Network's strategy, policy and advocacy, and on building relationships with the housebuilding, finance, local government and community sectors. Prior to joining the Network, he worked for the Greater London Authority in housing and planning policy, and as head of office for the Green Party Group on the London Assembly. He has also worked for a sustainable construction company, and as a consultant for clients such as the All Party Parliamentary Group for Housing and Planning, World Habitat, Phases and various local authorities.

This plenary is kindly sponsored by:



We are housing Scotland

ABSTRACTS

Day 1: Wednesday 14th April

Panel Session 1

FEATURING:

Prof Timothy Nubi: Professor Of Housing And Urban Regeneration, University Of Lagos (Lead Speaker)

Prof John Ntema: Associate Professor In Human Settlement, University Of Fort Hare, South Africa

Dr. Winnie Mwangi, F.I.S.K., Senior Lecturer And Land Administration Specialist

Dept. Of Real Estate, University Of Nairobi,

Dr. Felix Ajiola: Lecturer, Department Of History And Strategic Studies, University Of Lagos Akoka Lagos Nigeria.

Moderator: Dr Basirat Oyalowo, Lecturer And Housing Studies Researcher, University Of Lagos

Africa And Housing In The Decade Of Action

Leaning on the precedents of housing policy in South Africa, Nigeria and Nairobi, this panel will discuss project intervention in various aspects of the housing value chain. It will identify the limitations of past interventions. Participants will be presented with successful and unsuccessful interventions in housing in Africa and at the end of the session be equipped with knowledge of a range of actions where reforms can be initiated for a more secured future in Africa's housing sector.

Proposed Structure:

Paper Presentation: Housing in the Decade of Action: Prof T.G Nubi of the University of Lagos will give a brief overview of the current state of housing in Africa (10minutes).

Three discussants will speak to the issues raised from three critical angles: Land accessibility, Slum upgrades and government housing construction. Dr Lejone Ntema from the University of Fort Hare, South Africa will discuss the issues around slum upgrades, Dr Felix Ajiola from the University of Lagos will discuss the broad lessons around direct construction of housing by the government while Dr Winnie Mwangi from the University of Nairobi will discuss the problems and lessons to be learnt from land accessibility programmes.

Paper Sessions

Poverty, eviction and exclusion

ADITI KASHYAP

School of Planning and Architecture, New Delhi

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Housing The Extreme Income-Poor: Delhi's Trials With Methods And Failures

Only 23.7% of Delhi's population lives in planned colonies. 'Planned Colonies' is one of the seven categories of residential areas, as categorized by the master plans, and is the most sheltered form of housing available in Delhi. The bottom two, economically and spatially, 'Jhuggi Jhonpri Clusters' and 'Unauthorised Colonies', have seen repetitive top-heavy measures of rehabilitation since the past three decades. However, the total disregard of such population as a primary contributor to the 'city as a system', have made those efforts rather insensitive and often, a failure. As an example, in the case of the first in-situ rehabilitation that began in 1986, with no real progress to date, its 14000 residents don't hold much hope (Banda et al, 2013). The paper discusses the three methods of housing improvement; Resettlement Colonies (Flats), Resettlement Colonies (Plots), and In-situ Rehabilitation. Conclusively, it proposes a newer set of guidelines, 'Shelter Guidelines' that can enable housing to be as

per the number of livelihood opportunities, in a neighborhood, such that Delhi can project itself to house the 3 million slum population which is further expected to rise at 75,000 annually. The implementations are localized and augment housing and infrastructure to elevate the liveability conditions of the neighborhood as a whole.

CHESTER ARCILLA

Assistant Professor, University of the Philippines-Manila

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Beyond Forced Eviction And Quiet Encroachment: Unmaking And Remaking Of Urban Subaltern Homes Within Neoliberal Urbanization

This presentation offers a conceptual recoding of forced evictions and demolitions as unmaking of poor people's homes and correspondingly advance using assemblage and feminist conversations 'quiet encroachment' as home-remaking. Using ethnoographically-inspired storytelling, I attend to the lived experience of the violent unmaking of homes in the Philippine capital in 2014 and ask: five years later, how are the evicted living? Home-remaking for the poor is an incremental process where the family as a reproduction unit and the home as a habitation space are reconfigured and spatially disaggregated to access livelihood for survival. When habitation and livelihood are forcibly spatially disaggregated thru evictions to off-city relocation, the family mitigates economic dislocations by having its most employable member sacrifice time or recreate a second shelter home away from family. When remade illegally on in-city slums to access livelihoods, the home is at first reduced to the barest and smallest habitation space and assembled with accessible recycled materials and in the fastest time to evade state surveillance. The more vulnerable family members—children—are entrusted to friends and relatives to protect them from the violences of forced evictions. Home-remaking among the urban subaltern is moreover a community affair and affects spatially-distant families.

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Intermediate Housing And Exclusion: A Case Study Of So Called Affordable Intermediate Housing On London's Olympic Park

Intermediate housing has historically played an important route into housing for lower income groups and comprises an increasing proportion of new affordable housing provision. The increasing financialisation of housing and the shift for affordable housing to track market prices rather than incomes has meant that the key beneficiaries of intermediate housing in high value areas are those on some of the highest incomes and in a context of austerity urbanism this means subsidies are targeted at the better off. This paper draws on research from London's Olympic Park that illustrates the limitations of intermediate housing in high value areas and argues that there is an urgent need for new approaches to ensure those on low and moderate incomes can benefit from this form of housing. We utilise and extend Aalbers concept of fifth wave gentrification to demonstrate that current models of intermediate housing such as shared ownership and intermediate rent are contributing to socio-spatial restructuring, exclusionary displacement and insecurity of tenure on the Olympic Park. At a time of fiscal austerity, limited subsidies are being targeted at those on higher incomes rather than those in greatest need, resulting in a housing gap for the intended beneficiaries. We argue that new models of intermediate housing are urgently needed that are community-led, genuinely affordable, promote security of tenure and remain affordable in perpetuity.

Affordability and insecurity

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Housing Affordability And Poverty In Europe: A Comparative Quantitative Analysis

There is growing concern about the affordability of housing many European nations, as reflected, for example, in a recent OECD report (2021) which claimed that affordability has deteriorated during the last decade. This paper will present findings from an ESRC-funded study examining the association between housing and poverty in a comparative European context. Drawing on data from the EU Statistics on Income and Living Conditions survey for the period 2007 to 2018, we show that aggregate-level affordability has not deteriorated in this period across a series of main measures, but that this aggregate-level trend obscures growing inequalities in affordability between groups – most notably, between owners and renters. We develop a series of regression-based models to explore variations in housing affordability both within and between countries and seek to reflect on what trends in, and determinants of, housing affordability mean – in particular, for people living in poverty.

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Looking Beyond ‘Planning’ For Affordable Housing

In this paper I analyse the regulation of housing provision in England. I argue that the current system, which governs levels of housing provision at the point of planning application, fails to ensure affordable housing in the long-run. The system, at least in part, relies on developers to deliver below-market housing, much of which is provided by housing associations who in turn are subject to new financial pressures and have responded, at least in part, by delivering housing that mimics tenure preference: to-buy, via shared ownership schemes. This, I argue, results in market leakage and ultimately erodes the provision of affordable homes in an area. In contrast, in this paper, by examining a site six years after initial occupation, I demonstrate the analytical value of a more long-term approach to both analysing and regulating affordable housing. I argue that to address housing crises, policymakers must look to more comprehensive systems of affordable housing management, instead of focusing on planning processes.

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Understanding The Effect Of Universal Credit On Housing Insecurity In England

Relationships between welfare reform policies and housing outcomes are well established. However, as a relatively new welfare change with limited available data, the introduction of Universal Credit and how it affects housing security remains underexplored. As Universal Credit undergoes policy changes and wider rollout, understanding its effects becomes increasingly significant. This paper will share preliminary findings from a PhD quantitative research project which explores Universal Credit's effects on housing security in England using Understanding Society data. Using data visualisation and a difference in differences approach, we examine how trajectories of housing security among Universal Credit and Housing Benefit claimants change throughout the rollout of Universal Credit. Logistic regression is then used to identify the effect of claiming Universal Credit on difficulties meeting housing costs in comparison to Housing Benefit. Initial findings indicate that claiming Universal Credit significantly increases a claimant's probability of housing insecurity in comparison to Housing Benefit. We also share insights into how Universal Credit affects claimants' risk of housing insecurity according to their employment and disability status.

Ideology, concepts and coincidence (sponsored by Housing Studies)

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'The Future Of Urban Living': Constructing The Ideology Of Co-Living

The past five years have seen growing numbers of 'co-living' developments popping up in expensive European and American cities. This emergent form of real estate - for-profit, privately managed and delivered shared housing aimed at young professionals - represents a new attempt to commercialise and monopolise group rental markets. It's a phenomenon attracting considerable interest from both institutional and venture capital. But in order for co-living to succeed - i.e. for it to be widely embraced by users, cities and governments - it needs ideological support: it needs to be attached to broader ideas, values and social practices. Based upon interviews with co-living agents (e.g. companies, developers, investors), attendance of co-living events and critical analysis of marketing material and media, this paper examines current attempts to construct the ideology of co-living. It identifies four recurring industry promises: turning space into a service, the density imperative, reclaiming cities for the masses, and re-commoning generation lonely. In line with a critical conception of ideology, I argue that these ideas function to naturalise co-living, framing it as the solution to social issues it is only likely to exacerbate: inequality, gentrification, housing unaffordability and social isolation. I will conclude by discussing some preliminary evidence of this ideology 'in action', and consider what it tells us about housing ideology more generally.

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"Bringing 'House' And 'Home' Into Perfect Coincidence": Contemporary Remarks On Dr Mackenzie's (1900) Lecture To The St James' Literary Society On The Subject Of "The Working Man's House: Its Possibilities As A Home" And Related Matters.

In keeping with the historical theme of this year's HSA conference, this paper takes as its subject the text of a lecture delivered by W. Leslie Mackenzie in November 1900 to the St James Literary Society, Leith and published in a 10,000 word pamphlet. The pamphlet is not extraordinary, nor was the lecture particularly controversial. It is typical of pamphlets reporting similar lectures delivered to learned societies in Edinburgh and Glasgow in the late 19th early 20th century and archived in the Wellcome Trust library collection. The pamphlet is fascinating however with the benefit of hindsight because of the social, conceptual and policy changes it anticipates (or fails to anticipate). Although the author is not trained as a historian and thus the analysis presented here should be regarded with some caution, key themes of dirt/disorder; gendered roles in home making; morality and self-improvement are interrogated in the context of Octavia Hill's contemporaneous maxim of "improving the tenants with the tenements". The paper concludes with some reflections about what the paper does not address and makes some speculative remarks on lessons that can be learnt and opportunities for similar such analyses of historical housing research papers.

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Housing Precarity & Creating A Conception Of The Good Life

In this paper, I argue that a single capability deprivation relating to creating a conception of a good life is a useful analytic tool within social policy. Capabilities have been proposed as the most appropriate metric of social justice (Nussbaum 2011), in comparison to other metrics focussed on resources and utility. This approach has been developed within the discipline of housing studies, particularly in the context of the expansion of normative housing scholarship. Whilst capabilities have been accepted by some as an appropriate metric, debate around how capabilities themselves should be measured

continue. Primarily, these discussions respond to the outline of Nussbaum's capabilities list (Nussbaum 2011). Theorists debate the content of the list, how it is created, and the relationship between capabilities (Watts and Blenkinsopp 2021). Here, I argue that the various debates around capability lists can be simplified into an understanding of whether individuals are able to create a conception of a good life. Relating this to primary data about individuals' experiences of homelessness, I argue that experiences of housing precarity can be understood to undermine individuals' capability to create a conception of the good life and that moreover, this capability deprivation is built into some areas of housing policy and legislation.

Health and the home

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Rethinking Healthy Housing Standards In Britain And The United States: Embedding Health (In)Equity In Housing

This paper reflects on the role played by historical methods in revealing how health (in)equity is embedded in housing, taking a comparative approach focused on Britain and the United States. COVID-19 has brought renewed attention to the role of housing as a key social determinant of health. Yet, the importance of housing for public health has a long history, as the convergence of nineteenth century housing and health policies has shaped not only the cities that we inhabit today but also our knowledge of them. In this paper, I discuss the legacy of nineteenth century health-promoting design in Britain and the US, rooted in the reform of tenement housing. By using the lens of critical history, I discuss what the medicalization of architecture has entailed and its role in promoting health (in)equity. This history of the present brings attention to the politics and ethics that underpin healthy housing standards. It reveals that historical analyses of long-term changes in housing and health policies benefit from mixed methods approaches, which bring attention to the lived experience of dwelling. My intervention thus questions healthy housing standards that link morality to health and housing, as they leave little room for bottom-up approaches to the practices of making a home.

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The Role Of Smart Homes In Futureproofing The Health Of Housing And Older Residents

Healthcare smart homes are digitalised homes that can enable ageing in place and independence through interconnected and seamlessly linked assistive and smart devices (i.e., remote sensors and monitors for healthcare and movement, smart devices for entertainment and healthcare monitoring). The vision of marketing companies and (potentially some) technology developers promote healthcare smart home living as the ability to easily and seamlessly rely on internet-connected devices to address every need and desire (i.e., in this case, related to health). Furthermore, this vision highlights the specific benefits for older people in terms of ageing-in-place and retaining familial and community links. This vision a powerful means through which to promote and try to create healthcare smart home living for older people This paper argues that the vision of healthcare smart homes is both utopian and unachievable given the sheer range of experiences of healthcare smart home living, as well as conflicting motivations for such living. I draw on the concept of anticipatory action as well as ideas from speculative fiction and futures thinking to highlight that healthcare smart homes can simultaneously act as a means of hope and empowerment but also potential disempowerment and reduced wellbeing for older residents.

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Stuff And Space In The Home: An Understanding Of Material Possessions To Inform Spatial Storage Design

In the field of architecture, there has been little research on how the accumulation of material possessions is impacting on space for living in the home. There has been little understanding of what households own, collect, store and dispose of, nor the implications this might have for domestic space design, especially that for storage. Yet, householders can have their quality of life, well-being and happiness negatively affected by the 'stuff' they keep in their homes. This study presents a critical and reflective enquiry into the relationship between stuff and housing design. By better understanding the nature of 'stuff' and space in UK houses, they can be better designed. The enquiry uses an explorative and reflective multi-methodological approach combining design research with a sensory ethnography, which is augmented with architectural probes. The findings present a unique graphical exploration of how the design of domestic space has changed overtime and captures the intellectual agenda of the house as a 'container' and the household contents, the 'stuff', as the 'contained'. It develops with practicing architects innovative housing design solutions focused on storage. The study concludes that the design of homes could better support inhabitants' quality of life and well-being if space for storage was better understood and considered.

Communities and power

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Life After Resettlement In Urban China – State-Led Community Building As A Reterritorialization Strategy

This study examines the state's motivation and role in assisting residents to adapt their life after resettlement. In China, the state is heavily involved in reterritorializing residents because of its desire to consolidate its influence at the grassroots level and the practical need to assist resettled residents who lack access to essential amenities and services. Drawing on interviews and field visits in a relocation settlement in Shanghai with over 70,000 inhabitants, the study finds the state uses a mechanism which I describe as state-led community building to rebuild the social norms and relations of resettled residents in a way that renders them more governable. In practice state-led community building involves increasing the number and power of residential committees and the creation of community organisations and events in order to foster more interactions between residents and residential committees. Once a positive relationships has been built up, residents are then recruited to become volunteers and to help in fulfilling the various duties of the residential committees.

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Britain's Cheapest Street: Complexities Of Community Building In Liverpool's £1 Houses

Liverpool's housing market is a story of polarisation: with dozens of luxury apartment blocks flying up, whilst terraced streets sit vacant and derelict. In the heart of one inner-city area, this story is acutely visible. The Webster Triangle area of Picton, formerly part of the now cancelled Housing Market Renewal Initiative, is best known for being 'Britain's cheapest street' with the city council committing to selling homes for £1. The initiative promised to build a community and get working families onto the property ladder, but years after its commencement the reality is starkly different. Whilst some homeowners have moved in they live amongst vacant properties, with no clear policy direction in sight. Within these streets the complexities of class and race relations are discernible and the tensions between private and public

sector exist. Meanwhile, the possibility of community cohesion is increasingly questioned. Drawing on empirical work, this paper explores the experiences of those living in this area, developing an understanding of how the local state and private sector continue to intersect, raising questions over the possibility of a community-led future.

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Keeping The Peace, Providing The Essentials: Exploring A Policy Proposal For Community-Led Solutions With Vehicle Dwellers In Bristol

My research was sparked by interest in vehicle dwelling: a form of self-provided housing which has increasingly become a popular alternative housing option in the UK and beyond. In recent years, new regulations have impacted the lives of many Vehicle Dwellers significantly. This follows a history of criminalisation of various vehicle dwelling communities in the UK. In February 2020, Bristol Vehicles For Change was developed. This organisation aims to protect and advance the rights of Vehicle Dwellers. I am a co-founder and director. I mainly use research findings and other academic skills to assist the work carried out by this organisation. Here I will outline a new policy proposal that has been formulated by myself and other members of the organisation, who currently are or were Vehicle Dwellers. This proposal has been put together in response to contested enforcement action, signifying a potential shift towards community-led solutions. Firstly, a quick outline of policy impacting those living in vehicles – and its recent application – will be presented. Next, the policy proposal will be summarised. Theoretical ideas – including ideas about civil society and self-governance – will be explored in relation to this.

Covid-19

ESMA AKSOY KHURAMI AND Ö. BURCU ÖZDEMİR SARI

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Housing State Of The Covid-19 Pandemic: The Experience Of Private Rented Sector In A Small-Scale University Town In Turkey

Student accommodation facilities in university towns, provided by private rented sector, become highly vulnerable due to the distance education and downturn of urban economies during the COVID-19 pandemic. There is no certain decision and prediction about the future of the COVID-19 pandemic. However, whatever happens, it should be necessary to have a resilient system enabling system components to be ready for possible changes to overcome the negative experiences. With this premise, the consideration of the experience of university students and private landlords providing accommodation for these students gains importance to estimate the need for housing policies and survival of the housing market. To provide a first outcomes of COVID-19 pandemic on private rented sector benefited by university students, Menteşe/Muğla is selected as a case study, a university town where one-third of the population is students who protest the high rent level and poor housing conditions every year. In addition to the living condition problems of students, this study aims to focus the emerging leasing problems of these students and landlords during pandemic. These problems are considered as very important components in terms of the future and resilient of the private housing market and related housing policies.

BECKY TUNSTALL

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Staying At Home, Getting Infected At Home: The Role Of Household And Home In Coronavirus Infection In The Uk, 2020-21

From 23rd March 2020, people in the UK were told to 'stay at home', to protect themselves and everyone else from Covid-19. Time at home and occupancy of homes increased sharply. Shielding at

home and self-isolation at home were mass experiences. Staying at home reduces infections elsewhere, but increases exposure to any risk inside the home. The exact location of infections is one of the big data gaps of the pandemic. However, evidence suggests that a substantial proportion of all transmission occurred at home. Risks varied sharply by household type, housing type, income and ethnicity, and contributed to overall inequalities in impact. Schemes which provided accommodation for people sleeping rough and in hostels with shared accommodation have been among the relative successes of pandemic policy. However, there has been very little other action to reduce at home infection, and public health advice on the issue has been low-profile. This paper summarises available evidence on how household and home circumstances affected the extent and distribution of infection, illness and death from Covid-19. It also discusses how at-home risk could be reduced, based on examples from other countries and ideas raised in SAGE and other UK fora.

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"Covid19 And Everyday Tenant Activism: Private Tenants Demand Right To Home"

In order to explore why private tenants engage in activism and what they demand from the government, I employ the idea of 'everyday activism' (Chatterton and Pickerill, 2010), which includes a range of everyday actions besides militant activism. In this Adriana vein, everyday tenant activism includes signing a petition, making a complaint to the landlord/letting agent or a third party, becoming a member of a tenant union/organization, participating in a local meeting or taking to the streets with the belief that one's action may improve not only one's own situation but also help other tenants. This broad definition includes therefore individual actions that are imbued with a collective intentionality of transforming the PRS in a way that improves tenants' experiences. Data was collected via an online questionnaire of many mandatory open-boxes, which can be better described as a 'written interview'. Findings show that tenant activism is rooted in poor experiences of renting (e.g., poor housing quality and abusive landlord/ landlord relationship, which were magnified by the Stay-Home policy), in a desire to belong to a 'collective body' and expectation of a favourable policy context. Tenant demands follow a German vision of the regulatory system and are centred in the right to home.

Financing and valuing commodified housing

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Housing Wealth Chains And The Extraction Of Value From A Deprived City

We focus on the purchase of property by wealth funds operating from offshore tax havens in a deprived city and its hinterland. These methods of capital extraction and profit maximisation offer effective incentives for investment despite depressed house, commercial and other land values. A deprived region and impoverished city core offer significant returns for investment capital. We use newly released data combined with insights from interviews with real estate professionals, development sector workers and local key political actor's to unpack how and why offshore wealth chains have developed. The study contributes an empirical case study that helps to redress a gap in housing studies on the contribution of offshore finance, particularly relating to locations which, while highly deprived, offer surprising opportunities for rental income and tax avoiding capital extraction. We conclude that offshore property investment imposes a potentially significant social and housing cost as investment capital skews the provision of certain types of housing, reduces local political interest in local growth strategies and leads to lost opportunities for more equitable development locally.

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Do Easily Accessible Mortgages Relieve Families From Providing Intergenerational Support In Housing? The Case Of Hungary.

Evidence from international analyses highlight that the commodification of housing taking place since the 1970s has increased young adults' reliance on their parents in accessing housing (Flynn & Schwartz, 2017; Ronald & Lennartz, 2018). However, in Central and Eastern European housing studies, high reliance on the family in housing is explained by the disappearance of housing provision by the state after 1989 and the lingering emergence of a market-based housing system (Norris & Domański, 2009; Stephens et al., 2015). This interpretation suggests that the better availability of market finance decreases families' burdens in housing provision. The paper tests this assumption through the analysis of the development of the provision of parental support in housing access recorded by the Hungarian Central Statistical Office and EUROSTAT throughout Hungarian housing market cycles. Even though mortgages were made accessible to wide strata of society in the decade preceding the Great Financial Crisis through the loose regulation of lending, and generous subsidies covering downpayments, the share of parent households supporting their adult children increased in the period. Findings suggest that the liberalisation of mortgage lending did not mitigate, but, through housing price appreciation, enhanced the family's involvement in housing provision even in the post-state-socialist context.

Homelessness 1

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Community Hosting As A Preventative Approach To Youth Homelessness In Wales

In keeping with the conference's theme of addressing historic policy issues, we propose to present a paper on a constructive response to the failure in Wales to provide sufficient, appropriate accommodation for young people at risk of homelessness over recent years. A successful, sector-led campaign in 2016 to end the use of bed and breakfast accommodation for some young people has not been followed by the presentation of credible alternative models available at sufficient scale. We are exploring the use of community hosting models (such as supported lodgings) as an appropriate, effective approach to housing young people at risk of homelessness. A qualitative study is underway to determine the extent to which the model is already used, to examine its suitability and ultimately to present a set of service characteristics and aspirations for how community hosting can most successfully be delivered. We will present this within the 5-part homelessness prevention typology advanced by Fitzpatrick et al (submitted for publication within the International Journal on Homelessness, 2021), now being used to frame homelessness prevention policy (e.g. the work of Welsh Government's Homelessness Action Group in 2020 and 2021).

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Avoiding The Revolving Door: Is The Private Rented Sector In Northern Ireland Suitable For Discharging The Homeless Duty?

The purpose of this paper is to explore the suitability of the private rented sector as it is currently configured and regulated in Northern Ireland in light of the potential for a tenure neutral approach to discharging the homeless duty. For homeless households with Full Duty Applicant status, NIHE is responsible for ensuring that accommodation is made available for the household. In other parts of the UK, relevant authorities discharge this duty using the PRS in addition to social housing. However, 'loss of rented accommodation' continues to be one of the main reasons for households presenting as homeless in GB and NI. The research will focus on four main themes arising from previous Housing Rights research which have the potential to affect tenancy sustainment: affordability, security of tenure,

compliance with regulations (including fitness standards) and precarity. Using evidence from Housing Rights case records and expertise among Housing Rights advisers, the research explores the evidence for a 'revolving door' of homelessness presentations from the PRS and seeks to identify the factors relevant to these themes which may result in homelessness or which affect tenancy sustainment in the PRS and provide recommendations for changes which could help to mitigate these issues.

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The Supportive Role Of Construction Employment In Preventing Youth Homelessness: A Capability Empowerment Approach

Figures show that on 7,698 occasions young people (aged 16-25) asked local authorities for help with homelessness problems in 2018. Employment is widely recognised as critical to reducing youth homelessness, yet there has been scant research into the role that the construction industry, as one of the UK's largest employers, can play in reducing youth homelessness. Mobilising the capabilities approach which provides a multi-dimensional approach on enhancing the capabilities of young people with complex support needs, a case study is presented of an intermediate employment programme aimed at supporting young people aged 16-18, who had experienced homelessness or who were at risk of homelessness. Contributing to the emerging knowledge on targeted youth homelessness prevention and drawing on interviews with ten young people at risk of homelessness in an intermediary construction employment programme, findings indicate that as a result of participating in the programme, young people demonstrated decreased harmful substance use, improved health; secured employment; gained qualifications and developed new skills and ultimately stabilised their housing preventing homelessness. It is concluded that the capabilities approach might have some utility in explaining how employment in the construction industry can reduce the risks of homelessness for young people facing barriers.

Sustainable homes, markets and systems

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Urban Housing Markets After The Pandemic: Evidence From British Cities

The impacts of the pandemic on cities will take time to unfold and will be shaped by a variety of political decisions. In much of the popular reporting, however, a simple narrative has taken shape in relation to the housing market at least. The accelerated shift to home working fuels an increased demand for space in the home and a reduced desire for proximity to central employment, both of which imply a decentralisation of population. This paper looks at the initial evidence for such a shift using data from a UK housing listings site. Analysis suggests mixed support for the popular narrative with significant variations between cities.

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Rethinking Housing Policy Transfer For A Sustainable Future

In this paper, I propose to show that the historical reliance on foreign policies has influenced housing policy in Nigeria. I trace, from the postcolonial times, the reliance of governments on colonial-driven planning laws, to reliance on neo-liberal policies in housing finance and provision strategies as well as its influence on the role of governments. I show how these underpinnings have not resulted in successful housing outcomes, leading to policy failure on many fronts, especially when viewed from the perspectives of the citizens. I also explore the implications of this on research on housing sector

performance. I conclude that just as housing markets are inherently localized, housing policy should also reflect local realities.

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How Have The Sustainability Agenda And Covid-19 Pandemic Changed What Homebuyers Want?

The growing interest in sustainability and Government's agenda to de-carbonise the housing stock is changing what buyers want and are being offered when they purchase new homes. There is increased focus on electric vehicle charging, more efficient and affordable heating systems, and better quality of green spaces. On top of this the Covid-19 pandemic has changed what people want and need. As a leading housing association with a large development programme, Peabody have undertaken extensive research with potential buyers to understand how these two factors are shaping what buyers want, and inform the development and sales of newbuild homes. The research involved surveys with both potential first-time buyers and movers in London and Essex, covering both shared ownership and people looking to buy outright. In total we achieved around 7,000 responses. We also drew on a literature review and interviews with housing experts. We found that the pandemic is shaping home buyers' requirements with an increased demand for larger homes with more internal and external (private) space. The shift to homeworking also means that buyers are considering purchasing in different locations. The presentation will cover the outcome of this research and how Peabody will apply the learning.

Homelessness 2

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Understanding The Impact Of Anti-Social Behaviour Tools And Powers On Street Sleeping Homeless

The research investigates the impact of anti-social behaviour tools and powers, such as Public Spaces Protection Orders, Community Protection Notices, and Criminal Behaviour Orders, on street sleeping homeless people. Anti-social behaviour sanctions can be utilised to criminalise the actions of a marginalised group through banning activities such as street-drinking, 'rough-sleeping' and begging. With the threat of a £100 Fixed Penalty Notice, and being banned from certain geographical spaces, these tools are a major cause for concern. Furthermore, this research is salient due to the exacerbated marginalisation of homeless people during the current COVID-19 pandemic. The two-year project, funded by Oak Foundation, will provide the first empirical evidence on how these new powers are being used and the impact they are having in different localities across England and Wales. First, the presentation will detail the concerns around the development and implementation of anti-social behaviour tools and powers. Second, it will outline the research design, focusing on mixed methods including public polling, a survey of front-line workers, as well as interviews with street sleeping homeless people and stakeholders. Ultimately, this timely piece of work aims to use the evidence base created to inform policy and frontline practice.

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Reprioritisation? Normative Impacts On The Policy Responses To Single Homeless People In England, Scotland And Wales

Single people have historically been deprioritised in UK statutory homelessness provision. Entitlements under the Housing (Homelessness) Act 1977 were determined by priority need criteria which limited the right to settled accommodation to families with children, people affected by disasters, and a narrowly defined group of vulnerable adults. Most single people were therefore ineligible for this support.

Following devolution, Scotland extended the rehousing duty to single adults by removing the priority need test from its legislation. Since then, Wales and England have also increased single people's entitlements through the introduction of prevention and relief duties which apply regardless of priority need status. Furthermore, in the wake of rising rough sleeper numbers in England and Wales since 2010, all three nations have developed policies targeting rough sleepers and people with complex needs. This paper explores whether single homeless people remain deprioritised, and if there are any respects in which they could be described as reprioritised under national homeless policies. Despite substantial progress in provision, evidence from key informant interviews and documentary analysis of policy positions suggest treatment in practice still lags behind other groups. But variations between England, Scotland and Wales reflect notable differences in response to values such as need, rights and desert, indicating shifting national policy trajectories for single homeless people.

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'I Do Actually Care': Frontline Worker Resisting And Subverting Commodified Affect Within The Newly Conditionalised Welsh Homelessness System.

The Housing (Wales) Act 2014 was a significant shift in British homelessness provision in the form of both a near- universal right to help for those facing homelessness, and the introduction of legislative conditionality. Frontline "decision-making" workers in welfare systems are often understood as an 'uncaring' group, with their affective labour co-opted and reframed in terms of systemic efficiency. Yet they also operate at the front lines of neoliberal paternalism with their work structured by daily encounters with those experiencing extreme hardship. Joan Tronto's conception of care as a political intervention which challenges and refutes neoliberalism offers particular scope to understand the care lives of these workers (see Tronto, 2017). I report upon 54 extended interviews with frontline "street level bureaucrats" in the Welsh homelessness system. I argue that they operate within a caring framework; this allows them to navigate and subvert a commodification of affect within neoliberal paternalistic welfare systems. I propose (1) a self-conception as caring individuals is integral to frontline work (2) workers care despite time and resource shortages (3) workers use "abandonment" technologies such as responsibilisation to improve care. Thus I demonstrate the importance of care to an understanding of the motivations of frontline homelessness workers, as an always already present affective state which offers an antidote to the dehumanising potential of conditionality.

Ownership and supply

QUINTIN BRADLEY

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The Calculative Practices Of Housing Supply: What's Counted And What Counts

Calculative devices or modes of evaluation drawn from accounting practices now deliver procedural justice in the planning of housing supply, providing a supposedly objective method of arbitration in property rights and land use regulation. Qualitative judgements and political questions of public interest are replaced by cold impartial calculations, formulas and algorithms, but the neutrality of numbers conceals contentious conflicts of value. My paper examines the workings of the Housing Delivery Test in England introduced in 2018 as a standard approach to calculating the delivery of homes against target. This calculative device offered two numbers essential to the regulation of housing markets: a projection of housing need and a count of completed homes. I examine the role of this seemingly mundane instrument in the removal of local democratic scrutiny over land use decisions and the valorisation of the property rights interests of private actors. In a housing market in which numbers abound, I direct my inquiry to the housing numbers that are not counted and identify the selective innumeracy that characterises procedural justice in land use planning and the contentious politics of housing supply.

PETER WILLIAMS

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Shared Ownership; Past Success And Future Prospects?

The presentation will explore the origins and development of shared ownership in the UK since 1980 and its current standing and status. It would then explore its strengths and weaknesses before turning to critical review of the UK government's recent proposals for change. It would conclude by setting out a more radical reformulation of this "tenure".

Begging and abuse

OLIVER BOWLING

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Understanding The Causes Of Begging: A Call To Reframe The Issue

Most public discourses of begging in Britain view 'rooflessness' as the most immediate cause of begging. Significantly, this does not correspond with research on the causes of begging across the Global North which has fairly consistently found that the most immediate reason to beg is to purchase substances because of an existing addiction. Many individuals' actions are therefore labelled as 'illegitimate' or 'fraudulent' which can exacerbate stigma and be used to justify enforcement-based policy responses. Informed by data collected from semi-structured interviews with professionals and people with experience of begging from my doctoral research, I suggest that begging is a heterogenous activity with varied approaches which are linked to (often layered) personal, social, and structural reasons. Additionally, using the capabilities approach as a theoretical framework demonstrates that when making a decision about whether or not to begin or continue begging, people who beg weigh up the perceived benefits and risks, and prioritize some capability domains to the detriment of others in so doing. This paper therefore advances the idea that begging cannot be appropriately responded to through policy which primarily associates it with rough sleeping, but that a more sophisticated understanding of individual circumstances and decision-making processes is needed.

ANNETTE HASTINGS, ALICE EARLEY AND PROF. MHAIRI MACKENZIE

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Domestic Abuse And Housing: Connections And Disconnections In The Pre-Covid-19 Policy World

There is renewed interest in the role that housing policy plays in relation to the experience and routes out of domestic abuse. There is concern that by underplaying the role of housing, domestic abuse policy is in danger of minimising key facets of abuse, including its structural drivers. Pre-existing interest has been amplified by the impact of the Covid-19 lockdown on those experiencing domestic abuse, with the UN highlighting a shadow pandemic of domestic abuse globally. The Office for National Statistics has reported that one in five of all crimes recorded in England and Wales during and immediately after the first lockdown involved domestic abuse. This paper presents desk-based research evidence on the nature and degree of connectivity between housing and domestic abuse policy in the four nations of the UK in period leading up to March 2020 and the onset of the pandemic. It identifies a range of policy developments live at this time point – including Bills before the Westminster and Stormont Parliaments – which had the potential to be challenged and changed by the pandemic. The paper also sets out the research agenda being pursued by authors, designed to assess whether and how the connections between the two policy areas have been impacted by the pandemic response.

Day 2: Thursday 15th April

Panel Session 2

FEATURING:

Elizabeth Ormerod, Bvms Cf, Chair Of The Society For Companion Animal Studies

Dr Debbie Rook LL.B, LL.M., Fellow Of The Higher Education Authority, Principal Lecturer In Law At Northumbria University, Newcastle Upon Tyne

Dr Helen Brooks Bsc (Hons), Mres. Senior Lecturer In Health Services Research, University Of Manchester

Wendy Stone, Professor Of Housing And Social Policy, Swinburne University Of Technology

Planning For Pets In Housing

A wealth of research evidence documents that animal companionship confers a wide range of health and social benefits. For example, large scale longitudinal studies demonstrate that pet ownership is cardioprotective - reducing the incidence of heart attack and stroke by 30% and significantly improving long term survival post cardiovascular attack. Children raised with pets generally benefit from improved immune function, suffering fewer allergies or infections. Youth bonded to dogs are less likely to become involved in crime, gang culture or drugs. Pets, especially dogs, encourage exercise which helps to prevent common chronic illnesses of middle and older age. Pets mitigate against loneliness and depression. It has also been determined that companion animals are the greatest creators of social capital, facilitating the creation of safer, friendlier neighbourhoods. Governments, including the USA, New Zealand, Australia and Canada, have responded to these findings by introducing positive pets in housing legislation. In France, where pet keeping is viewed as a human right, such legislation was enacted in 1970. We will share findings on pets and health, will discuss overseas legislation, and provide examples, from UK and abroad, of best practices in planning for pets in housing.

Lightning Session A

MARIE HOUGHTON

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What House Sharing Can Show Us About The Need To Challenge Traditional Understandings Of Home

The traditional view sees the home as a private space that is shared with family. This would seem to exclude house sharing from notions of home. For example, whereas the home is seen to be a private space, house shares can blur the line between public and private space (especially if a person is living with strangers). The home is seen as a space that you have control over, but it is impossible to have total control over your living environment in a house share. Home implies permanence, but house shares are generally seen as temporary and transient. Finally, the home is seen as a refuge and a place of safety, whereas living with housemates (especially strangers) comes with risks. However, house shares can become homes. I will argue that this highlights the need to problematise the traditional association of family and home, and to re-examine how we define home and family. I will challenge the idea that a person living in a home with their family is guaranteed control, permanence, or safety. I will also examine what the ability of housemates to form families of choice can show us about family and about home.

ROBERT AMATO LASTMAN

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What Do We Know About Uk Mobile Home Communities, And How Might They Impact The Future Of Housing?

Recent data shows that a quarter of a million people live in two thousand licensed park home sites across the UK . There is a dearth of research concerning the role of mobile home parks as part of national housing stock, predominantly focusing on areas suffering the worst impacts of the housing crisis: London and the South East. Apart from the stereotypical stigma associated with mobile homes, studies from other parts of the world indicate a more complex picture, including some positive experiences of mobile home residents. In Melbourne, residents started to experience a feeling of order and continuity . In Florida, where 10% of all United States mobile homes are located, residents use their sense of humour to feel part of home communities and normalize their way of living . Indeed, some mobile home residents see their way of living as a choice, which provides them with a sense of community . This session will outline some preliminary research and thoughts on the role of this housing sector. This serves as a basis for upcoming field research that will explore the complex and detailed nature of this type of residential provision.

ELIZABETH O'HARA

Practitioner

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Housing Rights And Wrongs: A Reflection On The Housing Advice And Remedies

Over a million people each year in England and Wales face some sort of civil legal housing problem, most often relating to disrepair of rented accommodation and eviction. Housing law is complex; many will need housing advice in order to resolve their problems. Looking back over the past 30 years, this paper reflects on the availability of publicly funded housing advice. For decades, legal aid for housing matters has enabled those unable to pay for a lawyer to enforce their housing rights and remedy housing injustices. However, legislative changes in 2012 pared public funding for housing advice to the bone. The vibrant sector delivering free housing advice services in the 1990s and 2000s has shrunk dramatically; housing advice 'deserts' now exist across the country. In parallel, an accelerated process of digitisation has led to a marked shift in the way the housing advice is delivered. Looking to the future, this paper highlights the direction of travel set out by government white papers on social housing and housing redress which emphasise alternative dispute resolution, rather than the courts, as the way put right housing wrongs.

RACHEL CREANEY

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The Place Of Multi-Modal Ethnographic Methods Within Housing Research.

Traditional ethnographic methods have long been used within housing research. however, more recently (and perhaps especially since COVID-19 lockdown) a wider range of ethnographic methods have been drawn on to capture additional angles and experiences. This paper draws on my PhD research to discuss the benefits and challenges of utilising such multiple modes (i.e., traditional, visual and autoethnography) of ethnographic methods to explore the experiences of older residents and their wider caring networks within rural healthcare smart home living. Healthcare smart homes are digitalised homes that can enable ageing in place and independence through interconnected and seamlessly linked assistive and smart devices (i.e., remote sensors and monitors for healthcare and movement, smart devices for entertainment and healthcare monitoring). I utilised traditional ethnographic interviews and participant observations but also visual ethnographic methods both to capture more-than-written accounts of experiences with technology devices and the home, as well as to create a 30-minute digital story based around this research. Finally, I utilised autoethnographic methods to gather my own experiences of involvement in my mum's (an older rural resident) changing wider caring network. Overall, I highlight some benefits and challenges of such an approach and offer some guidance for future similar research.

FIONA POWELL

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Examining The Impact Of Student Housing In The Privately Rented Sector On Estranged Students – An Introduction

Recently much attention and discussion has been taking place about students and ‘home’. Although there is an increasing interest in student housing, both from the perspective of studentification and student experience, there is less research into specific disadvantaged student groups. This paper will explore the housing experiences of estranged students within the privately rented sector. The lack of recognition of estranged students within both housing markets and policy has led to this group being disproportionately disadvantaged. The paper will investigate how the identity of estranged student impacts these individuals and what support is available in contrast to other similarly disadvantaged groups. At present the only published research into the housing experiences of estranged students took place in 2015 as part of a review undertaken by the Unite Foundation and the StandAlone charity into estranged students. There is little other research into estranged students and therefore there is a significant lacuna within existing literature. This paper is setting the scene and providing justification for the research which will be undertaken using a mixed methods approach.

Panel Session 3

CENTRE FOR HOMELESSNESS IMPACT

Opening Up The Doors To The Prs - Results From Two Trials Nudging Landlords To Let To People Receiving Benefits

Most research on homelessness focuses primarily on individuals experiencing homelessness and pays little attention to those who hold the keys to those homes: landlords. CHI worked alongside the Behavioral Insights Team and the National Residential Landlords Association (NRLA) in two of the first experiments attempting to shift this paradigm by exploring ways to nudge landlords to let their properties to people who are at risk of homelessness.

In this session, you will hear from Guillermo Rodriguez-Guzman, Head of Evidence and Data at the Centre for Homelessness Impact (CHI) about the results of this study including over 2,800 landlords across England and Wales. The study investigated two themes:

1. Whether prospective tenants who are receiving Universal Credit (UC) could disclose additional information to get a tenancy in the PRS including 1) proof of a pre-tenancy training, 2) a budget planner, and 3) an information leaflet about alternative payment arrangements.
2. Which types of support could be offered by a Council to incentivise landlords to accept people receiving UC. We tested the impact of offering: 1) cash up-front, 2) a rent guarantee scheme, 3) deposit bonds to cover damages, 4) support from a liaison officer employed by the council.

Guillermo will be joined by Chris Norris , CEO of the NRLA to share the perspective of landlords; and Glyn Halksworth, Director of Housing at Southend-on-Sea Council, to share the perspective of local authorities taking these suggestions forward.

Paper Sessions

Home and hostels (sponsored by Housing Studies)

LYNNE MCMORDIE

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Hostel Accommodation: Intentions And Tendencies

This paper argues that while hostels are often intended to function as a place of safety where independence and social inclusion can be fostered, they have a necessary tendency to generate inimical outcomes, such that considerable effort must be expended in the management of risk, and on the countering of dependency and exclusionary effects. The disjuncture between the intended purpose and the necessary tendencies of hostel accommodation, gives rise to three major dialectical tensions, namely: the safety-risk tension, the independence-dependence tension, and the inclusion-exclusion tension. Drawing on critical realism as an under-labouring framework, and qualitative testimony from hostel providers, frontline workers and people living in hostels, I consider the extent to which these tensions – and the compromises involved in negotiating them – can impede successful move-on from hostel accommodation and may in fact function as a key generative mechanism in the entrenchment of homelessness.

MATT HOWELL AND JENNY HOOLACHAN

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Homeless Hostels As Contradictory Environments

Recent policy shifts suggest that rapid re-housing and Housing First services are the future of homelessness provision for young people but supported accommodation hostels currently remain an essential service. Much of the youth homelessness research focuses on young people's 'pathways' into and out of such hostels; without paying much attention to their experiences whilst they live there. Drawing on ethnographic data from two supported accommodation hostels (Swansea and Glasgow) this paper argues that hostels are sometimes contradictory environments for young people. Although service providers are expected to create a 'home-like' environment, they are bound by professional responsibilities and practical limitations. Informed by the work of Peace and Holland (2001), we explore the tensions between public and private, domestic and institutional, and regulated and non-regulated features of hostel living. Such tensions, when they are not explicitly considered by service providers, have implications for young residents and frontline staff. Particularly in relation to how they understand the hostel, their role within the hostel, and the work and practices that occur there. This paper teases out these contradictions and reveals how they can contribute to the creation of confusing environments for young people.

FIONA LONG

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Why Study Interaction Within A Homeless Hostel?

Everyday interactions may be described as mundane, routine, or ordinary; chit chat whilst watching the TV, for example. Given that such interactions are seemingly unremarkable, it is possible to understand why they are often overlooked in the homelessness literature. However, this paper argues that it is because of, not in spite of, these qualities that the study of everyday interaction becomes an insightful arena for inquiry. In the present study, it is the normal, and perhaps even ingrained, nature of such interactions which makes it possible to comprehend the everyday experiences of hostel life, as well as the potential implications thereof. By focusing on the minutiae of interaction, it may be possible to

explore broader questions, for example, what are the daily challenges faced by the hostel's residents? And why do some people become stuck in this setting? Further, by treating interaction as a distinct unit of analysis, it becomes possible to shift focus from structure and agency to the hostel setting itself (Goffman, 1983). This paper will draw on early ethnographic insights within the context of a large, high support, male-only hostel to illustrate the value of interaction within the realm of housing studies.

Binary Solo

RAE DUFTY-JONES

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Assembling Housing Research Using Digital Data

Digital technologies are changing how we imagine, make and consume housing. These technologies have produced a surfeit of data that is both lauded for its research potential while also at the centre of a 'methodological crisis'. This paper examines these debates and how they relate to housing research. It proposes a 'methodological devices' approach as one means of critically accounting for the 'double social life of digital data'. The paper explores these issues using the digitisation of historical housing archives in the state library of NSW, Australia as an example of a digitally generated housing data set. The paper argues that a 'methodological devices' approach provides one way for housing research to critically engage with the opportunities and challenges that digital data offers the field.

CHRIS FOYE AND ALEX MARSH

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Yougovern: The Role Of Polls In Framing Private Rent Arrears During The Pandemic

One of the defining features of 'crises' lies in the uncertainty they yield. By dramatically altering outcomes, crises suddenly render existing data out of date. Consequently, organisations able to provide a relatively representative picture of what is going on can acquire significant power. Drawing on a diverse set of literatures, including the sociologies of quantification and interventions (e.g. Eyal and Buccholz, 2010), this paper explores the influence of representative polls (or 'surveys') on English private rented policy during the COVID-19 pandemic. Based on key informant interviews and discourse analysis, it explores how actors and agencies involved in the policymaking process used polls to frame tenants' and landlords' circumstances and behaviour in a way that aligned with their own policy objectives. In doing so, we aim to shed some light on the important and partial role that 'data' plays on housing policy.

RORY COULTER, JOANNA KULESZO & PAUL LONGLEY

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Linking Consumer Data To Understand Residential Mobility And Housing Careers: Progress, Potential And Pitfalls

Residential mobility is integral to housing careers and the dynamics of housing systems. In Britain, much of our knowledge of residential mobility processes comes from analyses of two types of data resource - representative surveys and the decennial census - that are both designed for statistically robust analysis. However, neither has both the geographic granularity and timeliness many analysts require, while both are perennially threatened by government budget cuts and shifts in political priorities. Commercial 'big data' that are routinely gathered by housing market businesses offer a supplementary source of housing data and this paper explores the creation of a new piece of consumer data infrastructure designed to support analysis of population mobility through the housing system. The paper describes the processes of (1) compiling and cleaning the input datasets (including linked consumer registers, housing transactions data and information on Zoopla listings), (2) undertaking the

data linkages and (3) checking and validating the data. The presentation will also reflect more broadly on the opportunities and challenges of using new forms of consumer data to understand housing behaviour in the 2020s.

Policy learning

ALEX MARSH

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HOUSING POLICY, TEMPORALITIES AND KNOWLEDGE

The move to inject a stronger temporal dimension into our analysis of housing policy is welcome. It invites reflection on the complex relationship between past, present and future and allied ontological and epistemological questions regarding the nature of the social systems we seek to understand. This, in turn, poses questions about our capacity to learn from experience and the boundaries on the scope for evidence-based policy-making. If we acknowledge that there are “no facts about the future” - a starting point for futures studies - we must be mindful of our aspirations regarding the sorts of knowledge-claims we can make about the future and the sorts of techniques we might deploy to arrive at these claims. The distinction between forecasting and foresight, for example, signals a fundamental difference of perspective on these issues. The substantial literature that wrestles with these issues - in the humanities, social sciences and, to a lesser extent, policy studies - has made very limited impression on housing studies so far. This paper draws on this broader literature and seeks to establish a roadmap to assist in orientating the conversation about the temporalities of housing policy. The argument is illustrated with reference to developments in English housing policy.

KENNETH GIBB

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Learning From Failure: Illustrations Of Housing Policy Failure Over Two Decades

In previous research, I drew on the work of McConnell, Shuck and King and Crewe, to better understand how policy failure comes about, how it is recognised and perhaps also how it can be addressed. A particular example I looked at was the bedroom tax but I would argue that developing a broader framework for analysis based on public policy ideas of policy failure is a fruitful way to take stock of some of our housing policy history and also perhaps to think harder about learning lessons for better future policy-making. The paper draws, additionally, on ideas from applied welfare economics and systems thinking. In this paper I will begin by constructing a simple framework and criteria for judging the concept of policy failure applied to specific housing policies. This is not straightforward and it is worthwhile recognising the judgements and other considerations that have to be made in order to arrive at such a framework. Adding to the framework by drawing on ideas relating to design thinking, market failure, investment appraisal and systems thinking - strengthens the argument. We then go on to examine, from a longer list, a small number of significant housing policy failures that have arisen in the UK in the last two decades. We seek to understand why these policies were to greater or less degree unsuccessful and finally we try to understand what lessons this suggests for the future of housing policy making.

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Cold Case Or Hot Topic? On The Rediscovery Of “Social Murder” In Housing Studies.

This paper considers the rediscovery of Engels’ “social murder” in the lexicon of contemporary housing research. Recent work by both Hodkinson (2019) and Tombs (2020) have invoked Engels’ charge that the state, through regulatory or policy failure, caused the deaths of 72 people at Grenfell Tower. There is further evidence elsewhere in the desire for praxis in the emergence of the Radical Housing journal, in accounts of un-homing and slow violence in work on gentrification displacement (Atkinson 2015, Eliot

et al 2020) in work on domicile, eviction and the violence of austerity (Paton and Cooper 2017), and on social harm, symbolic violence and housing (Gurney 2020, 2021, Soatia and Gurney 2020) for the suggestion of either a turn to structure or a turn to violence to be made. This paper asks whether the reappearance of social murder is evidence of a “turn” – a response to the social harms caused by the turbo-charged capitalism of neo-liberalism and financialization, a paradigm shift in response to the failure of post-structural or post-social perspectives to solve a post-pandemic housing question or simply a coincidence. The paper concludes with some remarks on the utility of Engels’ work for the housing imagination.

Change and historicism

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The Past, Present And Future Of Public Housing In Northern Ireland

The history of public housing is central to understanding how Northern Ireland society has developed. For the first fifty years public housing was a bulwark to maintain the political stability of the “Orange State”, through discriminatory allocations policies and gerrymandering local government institutions. The second half century was one of initial reform and development of internationally recognised good practice in public housing provision; followed by the all too familiar neoliberal-inspired reforms leading to the current existential threat to the public housing. Sandwiched in-between these two long periods was a brief chapter of campaigning by civil rights and other activists, for an end to housing discrimination that gave rise to the formation of the NI Housing Executive in February, 1971. To understand this history and to develop lessons applicable in other jurisdictions, this paper explores the nature of housing policy formulation including the twin-myths of “the benevolent” and “the meddling” state. In contrast, I utilise the formulation by Madden and Marcuse (2016) that public policy, ‘has used the housing system to preserve political stability and support the accumulation of private profit’. This formulation is applied to the current proposal to reclassify the NIHE as a mutual/cooperative landlord.

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Back To The Future: The Changing World Of Social Housing Regulation

Social housing regulation is changing again. In the wake of the Grenfell Tower fire, there were calls for a stronger form of ‘consumer’ regulation. Central government has picked up the gauntlet and provided a sketch of its future vision in its recently published ‘Charter for Social Housing Residents’. This paper looks back over the tumultuous recent history of social housing regulation and places this social housing white paper in its historical context. In doing so, it asks three core questions. Is there anything new? What is missing? And crucially, will it make a real difference for tenants? In doing so, the paper will also situate social housing regulation within broader regulatory trends and begin to consider some of the interests and values embedded in the current regulatory approach.

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The Prosperity Of Historicism: Understanding Culture, Context And Chronology In Housing Studies

This paper considers the relevance of historical enquiry for housing studies. Critiquing Karl Popper’s interpretation of historicism, the paper argues that housing studies has paid inadequate attention to chronological development, cultural context and geographical locality. The paper argues that the contemporary vogue for ‘regeneration’ implies an abandonment of past approaches – in the same way that earlier approaches to comprehensive redevelopment implied a ‘modernist’ rejection of the past.

The paper maintains that current housing and planning policies are premised on a poor understanding of how we can learn from successes (as well as failures) of the past. Instead, policy should be informed by an appreciation of historicism and 'immanence' - that is situated within a wider understanding of the (contemporary and historical) lived experience of residents.

Sustainability

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From Ancient To Modern Sustainability

Sustainability might be considered a novelty within the social housing sector, yet the term itself is as old as the universe. To 'sustain' simply means to continue indefinitely. This paper will look at how different cultures and generations have built their houses and communities. Can we learn any lessons from early approaches to house building? What can we apply to our modern understanding of sustainability in the social housing sector?

CLAIRE BROWN

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Can Social Housing Be Climate Resilient?

Research into energy demand in houses has often looked at the end-user's behaviour to reduce energy consumption. Research has shown that appropriate technologies is available and able to be implemented but there is a performance gap from the design to the operation of dwellings. The aim of this research is to address how Social Housing can be integrated into the overall climate emission reduction plans for the UK. Initially, the aim of the literature review was to identify the gap within the current published research, which was intended to provide the scope for the later stage detailed research. The systematic literature review found that without commercially relevant construction solutions, the ability to influence clients and those stakeholders in decision making roles will not see the benefit of climate change resilient properties. Without focussed research within the clear context of Social Housing, the energy service demand change for people in homes may never be understood. Social Housing has a role to play in changing the current Business as Usual stagnation for sustainable homes. Design details can be updated to provide a reduced risk of overheating and that resilience and adaption in Social Housing needs to start now.

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Vacant Dwellings, Deprivation And House Price Appreciation In England

Action on empty homes (2019) describes empty homes as occurring in concentration, in clusters and as so-called 'bad teeth'. Areas where empty homes are concentrated 'demonstrate particular characteristics: house prices and incomes are lower than average and deprivation is more prevalent'. There still remains a lack of numerical analysis of the correlation of these causes (i.e. lower household income, lower house prices and more deprivation) on vacant dwellings. However, lower household income and more deprivation is seemed to be correlated each other. Thus, this paper aims to analyze the correlation of house price and deprivation (IMD, income deprivation and crime deprivation) on long-term vacant ration in local authority both in cross-section anlysis and panel anlysis. For exmple, correlation coefficient in 2019 between Income Deprivation('proportion of LSOAs in most deprived 10 % nationally in the local authority of Income Deprivation in each local authority in England' and long-term vacancy ratio (long-term vacant ratio (%) in each local authority in England) is 0.397436. Thus, there seems to be weak correlation.

Influencers and housing change

ANTOINE PACCOUD

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Landowners Vs Property Developers: Land, Apartments And Profits In Dudelange (1964-2018)

The paper focuses on the interactions between landowners and property developers, actors whose strategies and behaviors are usually considered separately. It studies the relations between the individuals and companies involved in the production of the 546 apartment buildings created in the city of Dudelange, Luxembourg, between 1964 and 2018. The paper draws on transactions data from the Luxembourg Land Registry that features detailed information on the individuals and companies who held landowner or developer roles as well as on the land and apartments sold (location, features, and price). The paper starts from a distributional perspective, highlighting the existence of a double concentration: land owned by a small number of landowners is developed by a small number of property developers. It then retraces the interactions between these two groups from the development of the first apartment buildings (when Dudelange was still an industrial centre) to the recent development of luxury apartment buildings for those working in the financial sector. In this time, the development process has taken a number of different forms and has seen its profit rate vary, but there has been a constant competition between these two groups to capture the value created through residential development.

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We Only Want The Earth: Digital/Material Tactics And Learning In Post-Crash Dublin Housing Activism

Dublin Ireland, like many other parts of the world, has experienced a resurgence of housing financialisation in the wake of the global financial crisis of 2008. While struggles around land and housing have been key features of Ireland's post-colonial history, the resurgence of housing activism in the post-crash period is closely connected to both persistent and on-going housing and homelessness crises, and the impacts that changes in housing financialisation have had in the city. Post-crash housing activism and housing financialisation interact in digital/material struggles in Dublin, with a number of tactical phases of housing activism responding to and challenging forms of commodification which are new or newly important in Dublin (e.g. institutional investor landlords, co-living developments). This paper reads housing activism as digital/material in contemporary contexts, using post-crash Dublin as an example of how contemporary housing activists use both digital technologies and urban space in ways which firstly seek to subvert financialisation and power in the city, and secondly operate as a learning and iterative process that uses the past and operates in the present to seek better housing futures.

BILGE SERIN AND SARAH PAYNE

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The Social Life Of Modular Construction: Business Models, Regulatory Practices, Consumers

A small number of UK housing providers are now utilizing construction integrated manufacturing (CIM), also known as modular construction, to deliver new homes. Although modular construction has the potential to introduce greater levels of productivity, quality, quantity, sustainability, design and diversity to the UK housing system, the level of take up and adoption into the market remains limited and the UK now lags behind the US, Germany, Sweden, Japan, France and the Netherlands in utilizing CIM technologies to deliver new homes. Much of the existing evidence on modern methods of construction is technical and materials-based, focusing on the science of construction technologies, processes and management. Very little evidence exists on examining how modern methods of construction fit into

existing residential development practices or what business models and regulatory practices may enhance the uptake of modular home development. Drawing on an international evidence review, the paper will discuss the potential role of modular construction in addressing systemic supply issues by focusing on business models and regulatory practices to drive the adoption of modular construction, and consumer behaviour associated with this mode of construction.

Panel Session 4

FEATURING:

Professor Paul Watt

Dr Stewart Smyth, University Of Birmingham

Dr Mara Ferreri, Northumbria University

Dr Zheng Wang, University Of Sheffield

Estate Regeneration And Its Discontents: Public Housing, Place And Inequality In London

This panel will focus on reviewing the recent monograph by Professor Paul Watt -

'Estate Regeneration and its Discontents: Public Housing, Place and Inequality in London' (Policy Press).

The book provides an interdisciplinary account of the controversial regeneration policy of social housing estate demolition and rebuilding amid London's housing crisis and the polarisation between the city's have-nots and have-lots. Drawing on long-term extensive fieldwork and interviews with over 180 residents living in some of the capital's most deprived areas, the book demonstrates the dramatic ways that estate regeneration is reshaping London, fuelling socio-spatial inequalities via state-led gentrification. Foregrounding resident experiences and perspectives - both before and during regeneration - the book examines class, place belonging, home and neighbourhood, and argues that the endless regeneration process results in degeneration, displacement, and fragmented rather than mixed communities. The panel will consist of three speakers who are themselves established housing scholars: Dr Stewart Smyth, University of Birmingham Dr Mara Ferreri, Northumbria University Dr Zheng Wang, University of Sheffield Paul Watt will briefly introduce the book and also respond to the panel's comments. There will also be time for audience Q&A.

Panel Session 5

FEATURING:

Hannah Hickman, Senior Research Fellow, University Of The West Of England

Dr Katie McClymont, Senior Lecturer, University Of The West Of England*

Dr Phil O'brien, Lecturer In Real Estate And Urban/Housing Economics, University Of Glasgow

Dr. Johanna Lilius, Postdoctoral Researcher, Department Of Architecture, Aalto University In Helsinki, Finland

Dr. Orly Linovski, Assistant Professor, Department Of City Planning, University Of Manitoba, Canada

Barry Williams, Urban Design Director, Barton Willmore

'They Know They Can Get Away With It': Housing Development, Divergent Goals And The Limits To Trust

This panel discussion will explore the role of trust in the design and delivery of housing. We will present research from the West of England on the local authorities' experiences in managing quality between the grant of planning permission and delivery, and invite panelists from a range of professional and international settings for their perspectives. We argue that whilst different players are working with the same policy framework, varying aspirations for the 'finished' product materialise. From this, emerges the refrain from local authorities 'we know we are being sold a dream', which renders the idea of trust between local authorities and housebuilders meaningless. The idea of trust based on an expectation that developers will deliver a scheme as granted, is replaced with a system of negotiated outcomes, based on planning procedures, rules and regulations, in which design quality is pitted against the

relentless logic of viability. The result is that planning officers neither trust the developer to deliver, nor the system to safeguard, a scheme as originally envisaged. Focussing on trust – or the absence of trust – between players, not only reveals new insights into both theory and practice, but reveals extra levels of complexity in the provision of housing which is well designed, affordable, and contributes positively to sustainability and community.

Panel Session 6

CENTRE FOR HOMELESSNESS IMPACT

HOMELESSNESS EVIDENCE AND DATA TOOL WORKSHOP

Using reliable evidence is critical to making informed, impactful decisions about what works - a challenge for those tasked with tackling homelessness. The Centre for Homelessness Impact's suite of evidence tools for homelessness, including its ambitious SHARE framework and reporting platform, make available evidence easier to access, assess and use and helps those tasked with tackling homelessness use reliable evidence to make informed, impactful decisions in their work.

This session will begin by providing attendees with a summary overview of the evidence landscape in the UK and highlight what is needed to work towards a society where any experience of homelessness that cannot be prevented is rare, brief and non-recurring. We will then look at our tools in detail to consider how they can help users make smarter decisions about how they commission and deliver services aimed at tackling homelessness. The final section of the session will provide an overview of SHARE, showing how it can be a key tool for policy and decision makers at all levels of government by helping them identify data gaps and drive data improvements.

There will be time for Q&A and to gather feedback about the tools.

Lightning Session B

GERALD KOESSL

Researcher, Austrian Federation of Housing Associations
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The Role Of Housing Association In Urban-Rural Dynamics In Austria

The premise of this paper is that urban and rural areas in Austria (and across Europe) face very different housing challenges and housing providers and policymakers will have to respond in different ways depending on the regional context. The paper maps out the role of Limited-Profit Housing Associations (LPHA) in responding to the changing needs and demands in Austria's housing market, both in urban and rural settings. As providers of (rented) housing for low and middle-income households, LPHA have come to play an increasing role in the housing market. With a market share of 41% in new completions in urban areas, they have played a critical role in addressing the housing crisis in cities. While rural areas in Austria are still dominated by (self-built) single-family houses, LPHA have been key actors in rural housing markets, too. Both due to affordability issues and changing housing pathways, single-family homes have seen a downward trend in recent decades. At the same time affordable rented homes in compact (rural) settings – many of which provided by LPHA – are becoming more important. The paper traces these urban-rural developments in the housing market and puts them in the context of wider economic and social changes.

PETER SHANKS

PhD Researcher, University of Birmingham

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Conceptualising Hybridity: Corporate Governance Responses To Social And Commercial Logics In The Northern Ireland Housing Association Sector

Housing associations are hybrid bodies located between the state, market and community sectors. These divergent influences often give rise to contested notions of identity and purpose as housing associations pursue social and commercial goals. Extant studies on hybridity tend to privilege notions of logic succession whereby market influences displace social purpose goals whenever associations enact private market norms and values. This paper develops the literature on hybridity and institutional logics in two distinctive ways. First, it studies organisational change through a corporate governance lens and second, it focuses on the Northern Ireland housing association sector, both of which remain under researched. The purpose of the paper is to theorise the types of tensions housing associations face whenever they diversify into private housing markets and to conceptualise the ways in which they respond. Rare access is gained to the black box of the boardrooms in Northern Ireland's two largest housing associations and the Critical Incident Technique methodology is used to track decisions over a nine-month period. A new 'paradox model of organisational hybridity' is presented, which reframes the debate on social and commercial goals from one of logic dominance and succession to one of logic interdependency and management.

GLENN LAUREN MOORE

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The State, Financialisation, And Housing: A Critical Evaluation And A Call For Historical Specificity And The Long View

There are recent contributions covering the state and financialisation (see e.g. Karwowski, 2019; Dagdeviren et al, 2020; Wang, 2020; Bryan et al, 2020). But how is the state treated in studies on financialisation and housing? As it has been suggested that Aalbers' (2016) book "The Financialization of Housing. A political economy approach" may be significant as a starting point for scholars engaging with housing financialisation (Powell, 2017, p.604), this paper aims to examine the ways in which the state is approached in Aalbers (2016). In this context, this paper draws on Wincott (2012) to raise questions about the acceptance of a standard image of welfare state history, and it calls for approaches that use "historical specificity" (Mader, Mertens and van der Zwan, 2020, p.6) and a "long view" (Flanagan and Jacobs, 2019) for studying the role of the state in financialisation and housing topics.

HELEN BROWN

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A Home For Life? Utilising Visual Methods To Better Understand Home And Neighbourhood In Later Life

Appropriate housing is fundamental in supporting our health and wellbeing across the life course. However, the extent to which existing housing options meet people's aspirations in later life is less certain. This PhD study aims to better understand housing aspirations of older homeowners who live in lower and mid-market areas of a city in the north of England. The project utilises qualitative methods, including in-depth interviews and photo elicitation, considered here. This paper proposes that visual methods can be a useful tool to better understand characteristics of home and neighbourhood that are important to older people. Each participant was given a disposable camera and an information sheet containing instructions. Participants were asked to take photographs of their home and neighbourhood, once satisfied, the camera was collected and developed by the researcher. In total, 509 images were returned by 27 study participants. A second interview was undertaken, which discussed the images and their significance in participants' lives. The results present a captivating snapshot which deepens understanding of home and neighbourhood from older people's perspectives. This visual method was, at once, both rewarding and challenging, thereby the insights presented in this paper may be useful for researchers, policymakers, and practitioners.

MELISSA PERRI AND DR PATRICIA O'CAMPO

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A Gap In Knowledge Surrounding Urban Housing Interventions: A Call For Gender-Redistribution

Using gender-sensitive (ensures that resource distribution considers gender) and gender-redistributive (aims to develop balanced gendered relationships through redistributing resources) analytic lenses in urban health interventions is long overdue. The social-construction of gender and its impact on the health of marginalized women, especially women who experience homelessness within urban settings is frequently overlooked. Housing research, programs, and policies too often fail to utilize gender redistributive frameworks- perpetuating gendered harm for many. This presentation, which is based on a submitted article, provides an update of current practices around consideration of gender in housing interventions and literature while advocating for the necessary incorporation of gender-redistributive practices in housing research and program implementation. Addressing these gaps will address the longstanding neglect that has led to disparities among women individuals.

DANIELLE BUTLER

Senior Research and Policy Officer, National Energy Action

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Communicating Energy Vulnerability: An Exploration Of Energy Advice Within And Beyond Formal Settings

Energy-related advice and support has been regarded as underexplored in research, undervalued in policy, yet a critical part of the package of efforts to tackle fuel poverty in practice. This presentation details research that has examined the lived experiences of energy vulnerability and related advice and support within and beyond formal energy advice services, considering the role of social relations, framings and factors involved in determining effectiveness, and the distinct and interrelated role of informal sources, settings and styles of advice. The research calls for energy advice and support to be characterised less by definable inputs and measurable outputs, instead viewing it as a social process, where contexts, perceptions of self, and relations with others play critical roles. Adopting a qualitative methodology rooted in phenomenological psychology, 'lived experience' is examined through a narrative-thematic analysis of twenty-four in-depth semi-structured interviews with energy advisors and households. Setting out a bottom-up framing of energy-related advice and support, effectiveness in this context is characterised in practical, informational and emotional terms, and is located at the intersection of three areas – problems, people, and process - which should be given greater prominence in research, policy and practice where effective provision is a central aim.

Paper Sessions
Theorising regulation and the (ir)regular

RENE VAN DE LUSTGRAAF

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New Realism In Social Housing; Towards A Ontological Pluralism Of Social Housing; Rereading Heidegger's Dwelling Building Thinking

Ontology is engaging with the question about the meaning of being or sometimes with the question what there is. In new realism it is, according Gabriel Markus nothing more and less than the question of the meaning of existence. New Realism means a movement in the discussion about the question of

ontology. An important notion of the realism is that the world doesn't exist. This notion encompassing the proposition that there is no possible totality, like the world. Markus gives the examples. One is Russell's paradox, the all encompassed category can belong to the category of the all encompassing category. If it was, then it would be a member of itself and that is not possible. Which means that there cannot be a reference towards a totality. When things do appear, they appear in sense fields, where it gets its meaning (sense) and existence. From this ontological framework I will make a reassessment about the essay of Heidegger dwelling building thinking. An essay that is very influential when it comes to thinking about housing. Its open up its daily meaning. In reassess the ontological ground of this essay, and give it a minimal ontological layer, dwelling building thinking can be ported towards a true realistic approach. With this reconstructing it gives a way towards a pluralistic approach of dwelling and building. With a different pluralistic ontology a thinking of social housing we be able to historicizing housing from the future.

DAVE COWAN, ALEX MARSH AND JENNIFER HARRIS

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Licensing As Governance: The Case Of The Private Rented Sector

Across the devolved governance of the UK private rented sector, an apparently new regulatory instrument has emerged: registration and licensing of landlords and property. Expanding from the most risky housing – HMOs – to encompass areas or the entire sector, registration and licensing now appear to be a key tool for managing the sector. Licensing, of course, is not in and of itself a new phenomenon and in this paper we seek to apply lessons from the past – and, in particular, the Webbs magisterial study of licensing, as developed by Valverde. The licence is a techne of government which facilitates the coupling of individualization and totalization, producing knowledge about a population just as it governs that population both directly and indirectly. As the Webbs put it, “The function of licensing ... has always included three distinct forms of control: the power of selection, the power of withdrawal, and the power of imposing conditions”. The scope for (re)configuring these forms of control within particular regulatory regimes makes for a flexible governance technology; one which allows novel couplings that open up new modes and channels of governmentality. From these perspectives, the use of the licence and registration (which can be conceptualized as a form of licensing) can be seen as a technique that seeks to facilitate the balance between liberalism's concern about governing too much and too directly, with government's drive for knowledge and control.

DAVID CLAPHAM

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The Building Site As An Inhabitation Practice

The paper will explore the adoption of the social practice framework to housing studies by using the example of the housebuilding site as a research focus to explore the impact of housing on the rest of nature.

Professionalism in rented housing

KIM MCKEE, STEVE ROLFE, TOM SIMCOCK, JULIE FEATHER, JENNY HOOLACHAN

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Making A Rented House A Home: The Role Of Landlords And Letting Agents

The growth of the private-rental sector (PRS) over the last two decades has led to significant questions over its ability to provide a homely environment for tenants. Much of the research in this area argues that legal frameworks, lack of regulation and financial motives of landlords are not conducive to the provision of homes which are secure, affordable, good quality and which offer tenants an opportunity to

meet their health and wellbeing needs. However, recent legislative changes across the UK devolved nations – most notably in Scotland – are shifting the PRS towards greater professionalisation meaning landlords and letting agents are being held to higher account and there is increasing pressure for improvement for tenants. This paper presents findings from an evidence review of research concerning home within the PRS across OECD countries. Rather than focusing on the experiences of tenants, it considers the impacts of landlord and letting agent behaviours on tenants' ability to make a home in the sector. We argue that landlords and letting agents can play a positive role in helping their tenants create a home, and thereby sustain their tenancy.

TOM SIMCOCK

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Professionalism, Misconduct And Social Responsibility In The Private Rented Sector

The Private Rented Sector (PRS) in the UK has expanded significantly since 2001 and now provides housing for approximately a fifth of all households, with much of this growth attributed to the influx of small-scale buy-to-let landlords (Ronald & Kadi, 2017). Governments across the UK have introduced legislation to improve practice and standards of landlords, including enhanced enforcement powers (i.e., Civil Penalties) and restrictions to limit unfair practices (i.e., regulation of chargeable fees). Nevertheless, in the public discourse misconduct, unfair or illegal practice is described to be the actions of 'rogue' landlords. In this paper it is contended that the focus on 'rogue' narratives, especially the emotionally charged nature of these terms, hinders a better understanding of professional competencies and the nature of misconduct in the PRS. It is argued that framing malpractice as potential failings of professionalism and social responsibility as is common in other sectors would improve our understanding of these failings. This paper draws upon broader knowledge from health care management and organisational fields, specifically, the concepts of professionalism, professional competencies, misconduct, and corporate social responsibility to formulate the foundations for a new framework using requisite concepts regarding best practice by professionals in the PRS.

RUTH LUCAS

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The Housing Crisis And Redefining The Role Of The Housing Professional

There is a general consensus there is a housing crisis in England. Affordability concerns, stymied access to home ownership, the financialisation of housing markets, the rise in private renting, and the increase in housing waiting lists being indicators of housing market problems. Research on the crisis to date has largely considered how the financing of housing impacts home ownership, the private rental markets and demand for social housing. Little consideration has been given to the crisis for the working practice and skills of social housing professionals. This paper focuses on the skills social housing strategic leaders need to manage organisations in a time of crisis. Today's leaders are faced with managing organisations in probably the most uncertain era the sector has ever faced. How they manage, lead their organisations and develop the skills to deal with the myriad of challenges they face is examined in this research. Based on recently conducted interviews and focus groups held with a range of housing organisations this paper considers the skills they identify that are needed for the next generation of housing professionals and the gaps. It will also examine how the segmentation of the housing sector influences the skills prized within different organisations.

Welfare and housing nexus

PAUL WATT

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Revisiting Residualisation: Social Housing, Private Renting And The Real Tenure Of Last Resort

This paper revisits the residualisation framework which rose to prominence during the 1980s-90s, but which has now become the orthodoxy regarding social housing populations in advanced capitalist societies. Residualisation means that social renting transformed during the 1970s-90s in the UK from 'general needs' housing, catering for a broad swathe of the working class, to a residual 'tenure of last resort' for the poor 'non-working class' (Forrest and Murie, 1991). The latter include deprived and socially marginalised groups who were too poor to enter owner occupation – the unemployed, sick and disabled, lone-parent families, the homeless, Black, Asian and Minority Ethnic (BAME) groups, etc. This paper challenges aspects of the residualisation framework with reference to housing history research on 170 council/housing association tenants in London. It argues, firstly that the residualisation framework failed to properly understand the relationship between race, class and housing tenure during the 1970s-90s, and secondly that it failed to take proper cognisance of the role played by private renting in the housing experiences of BAME and white working-class tenants. The paper argues that the real tenure of last resort was – and remains – the private rented sector and not social renting.

NIAMH COSTELLO

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Social Housing As A Site Of Welfare Access: Anomaly Or Ambition?

The 2008 financial crisis marked a turning point from which the purpose of social housing in England is being redefined through a radical program of reform. The reforms that concern the function of social housing stem, of course, from multiple areas of government. In particular, changes to welfare provision have pushed further questions into the conversation surrounding the role of social housing. The topic of this paper addresses debates surrounding the form and function of social housing in England both presently and since the 1970s. Drawing on arguments including those questioning the rhetoric of crisis in housing, those exploring the revisionist understanding of social housing, and others that critically examine the framing of welfare reform as a response to broken society, this paper seeks to understand some of the process through which social housing came to be championed as a vehicle able to respond to incredibly broad issues. This paper will argue that if social housing is to be such a hub for welfare engagement, then conceptualisations of what it is need to adapt ambitiously. This paper explores some of these possibilities, taking some potential examples from wider social protection literature on basic income and transformation.

PAUL WATT AND MARTIN WICKS

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Back To The Future In Local Authority Housing? Grant Funding, The Hra And Local Housing Companies

This paper traces the historical significance of central government grant funding for local authority housing in England since the early 20th century and the role played by Housing Revenue Accounts (HRAs). The current number of local authority homes in England is under 1.6 million due to central government ceasing to provide grant to support building since the 1980s, plus Right-to-Buy sales. Since 2010, councils aspiring to build rented housing have utilised Special Purpose Vehicles (SPVs) via Local Housing Companies (LHCs). These mechanisms have been championed as fostering a 21st century revival of council housing in austere times (Morphet and Clifford, 2021), although critics regard SPVs/LHCs as merely a reworking of neoliberalism (Beswick and Penny, 2018). This paper argues that SPVs/LHCs do not provide an adequate financial basis for local authority building or maintenance, and do not represent a move beyond neoliberalism. The HRA presents no inherent technical obstacles to building council housing, although HRAs are grossly under-funded, particularly as a result of the 2012 'debt settlement' when 'self-financing' was introduced. Grant provided by the Public Works Loans Board to HRAs remains the only credible means of building council housing at the necessary scale to solve the contemporary housing crisis.

THE EIGHTH ANNUAL VALERIE KARN MEMORIAL PRIZE

We are delighted to say that we have had a fantastic response to our Valerie Karn Prize this year, with a varied range of papers submitted by early-career researchers. The HSA committee extends a huge thank you and well done to everyone who applied.

Valerie was a housing researcher of compassion and conviction. She believed in the power of research to challenge and change policy by exposing the injustices of life in urban society. She was also a passionate advocate of community engagement and action.

Valerie's interests were wide-ranging and her achievements many. One her most notable contributions was her joint authorship of *Race, Class and State Housing* (1987). Written with Jeff Henderson, this seminal work exposed the processes of institutional racism in public housing. Reviewing the book for *Critical Social Policy* in 1988, Norman Ginsberg recognised the work as "more comprehensive, sophisticated and perhaps radical in its implications than anything done before."

The prize is financed through donations made in Valerie Karn's memory from her daughter and other family and friends. The prize winner is awarded a £100 Waterstone's gift voucher and will receive support towards the professional production and dissemination of the winning paper.

All papers submitted by an early career researcher are considered for the prize, but particular preference is given to papers sharing Valerie's broad interests which include:

- Race and housing
- Housing standards and conditions
- Homelessness
- Housing management and governance
- Comparative housing research

The winner of the 2021 Valerie Karn Prize will be announced shortly. Watch this space!

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The Scottish Federation Of Housing Associations sponsors the Plenary: The Future Of Community Housing



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THE ROLE OF THE SOCIAL HOUSING SECTOR IN THE PATH TO NET ZERO

The social sector has been leading the way on energy efficiency, having invested over £400 million in the Energy Efficiency Standard for Social Housing (ESSH). Yet, over a third of households in the social sector remain in fuel poverty. Our members support tenants to access affordable warmth, and this activity has become even more critical during the pandemic. Emergency funding, including the recent Scottish Government Social Housing Fuel Support Fund to support tenants who are struggling with fuel costs, has been welcomed, but a longer-term approach for tackling fuel poverty is needed.

As outlined in the draft Heat in Building Strategy, the path to net zero will require further improvements to existing homes combined with accelerated deployment of zero or low emissions heating systems. We are currently working with environmental charity Changeworks to understand the overall costs of improving existing stock. Without adequate funding to support targets like ESSH2, we are at risk of failing to tackle fuel poverty and putting further pressures on social sector rents.

Building the new affordable homes which Scotland needs is also becoming increasingly challenging. In addition to rising infrastructure and construction costs, as outlined in the recently published *Housing to 2040 strategy*, all new homes delivered by social landlords are to be zero emissions by 2026. SFHA is part of the working group reviewing the grant rates for the forthcoming Affordable Housing Supply Programme to ensure these are aligned with increasing development costs.

More recently, SFHA has also been invited to co-chair the Zero Emission Social Housing Taskforce – an independent group which will provide recommendations to the Scottish Government on delivering zero emissions homes. This work will be crucial in ensuring that the shift towards net zero is aligned with Scotland's commitment to eradicate fuel poverty and that the transition to net zero is not borne by those least able to afford it.

By Cassandra Dove, SFHA Research and Policy Lead
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Early Career Housing Network



The UK Collaborative Centre for Housing Evidence (CaCHE) are committed to supporting our early career housing colleagues. We are excited to be bringing forward a new programme of events and opportunities for 2021.

The early career housing network (ECHN) is open to anyone, whether you're a student or researcher, work in practice or policy. Our dedicated webpage outlines events and opportunities. You can also log into our ECNH Slack forum: a space where you can meet, chat and share ideas.

We are also excited to be hosting a virtual PhD summer school in 2021. We will be holding a series of sessions and workshops throughout the week of 28 June 2021. We will be opening registration soon, but if you want to be added to the waiting list, please email Gareth Young: gareth.young@sheffield.ac.uk

To stay up to date with everything that's happening, sign up to our mailing list and receive our weekly bulletins.

Save the Date: HSA Autumn Lecture *'Looking Forward, Looking Back: The State & Housing'*



We are delighted to announce the return of the annual Housing Studies Association Autumn Lecture, as part of the HSA's 30th Anniversary Celebrations.

'Looking Forward, Looking back: The State & Housing' will explore the role that the state has played in shaping housing in Northern Ireland and beyond, as well as a look to the future and how this role may change.

We will hear from three engaging speakers who will outline their experiences of the role of the state within housing provision and management including welfare reform, private renting, the role of the political context and tenant engagement.

Please keep an eye on the HSA website and our social media for upcoming details. We can't wait to share more information on what is shaping up to be a must-attend event of 2021.

Friday 22nd October 2021

#AutumnLecture2021

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The HSA 2022 Annual Conference, the premier forum for the presentation of advances and research in housing-related theory and practice, will be returning to *Sheffield* between the *4th and 6th April 2022*.

We will be announcing more details shortly on the HSA website and on our social media.

We can't wait to see you in Sheffield in 2022.

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